

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Area 18 & 77 - Eastern West Seattle / White Center
Previous Physical Inspection: 2000 (White Center) & 2002 (Eastern West Seattle)

Sales - Improved Summary:

Number of Sales: 810
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$66,700	\$130,200	\$196,900	\$216,900	90.8%	11.41%
2004 Value	\$71,900	\$142,400	\$214,300	\$216,900	98.8%	11.32%
Change	+\$5,200	+\$12,200	+\$17,400		+8.0%	-0.09%
% Change	+7.8%	+9.4%	+8.8%		+8.8%	-0.79%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.09% and -0.79% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$68,700	\$129,900	\$198,600
2004 Value	\$74,100	\$142,200	\$216,300
Percent Change	+7.9%	+9.5%	+8.9%

Number of one to three unit residences in the Population: 7263

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

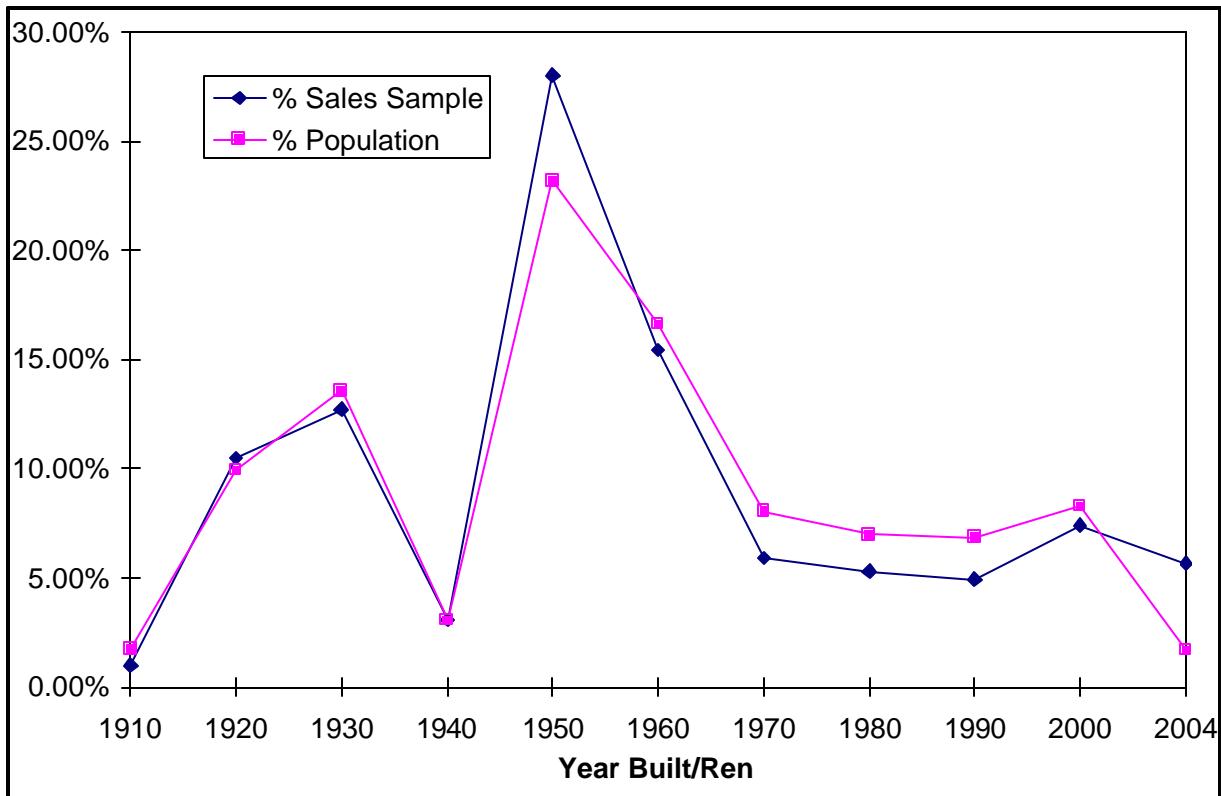
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a single characteristic/neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a grade 6 improvement in Area 18 had a lower average ratio than other grade 6 improvements in Area 77. The formula adjusts these values upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	0.99%
1920	85	10.49%
1930	103	12.72%
1940	25	3.09%
1950	227	28.02%
1960	125	15.43%
1970	48	5.93%
1980	43	5.31%
1990	40	4.94%
2000	60	7.41%
2004	46	5.68%
	810	

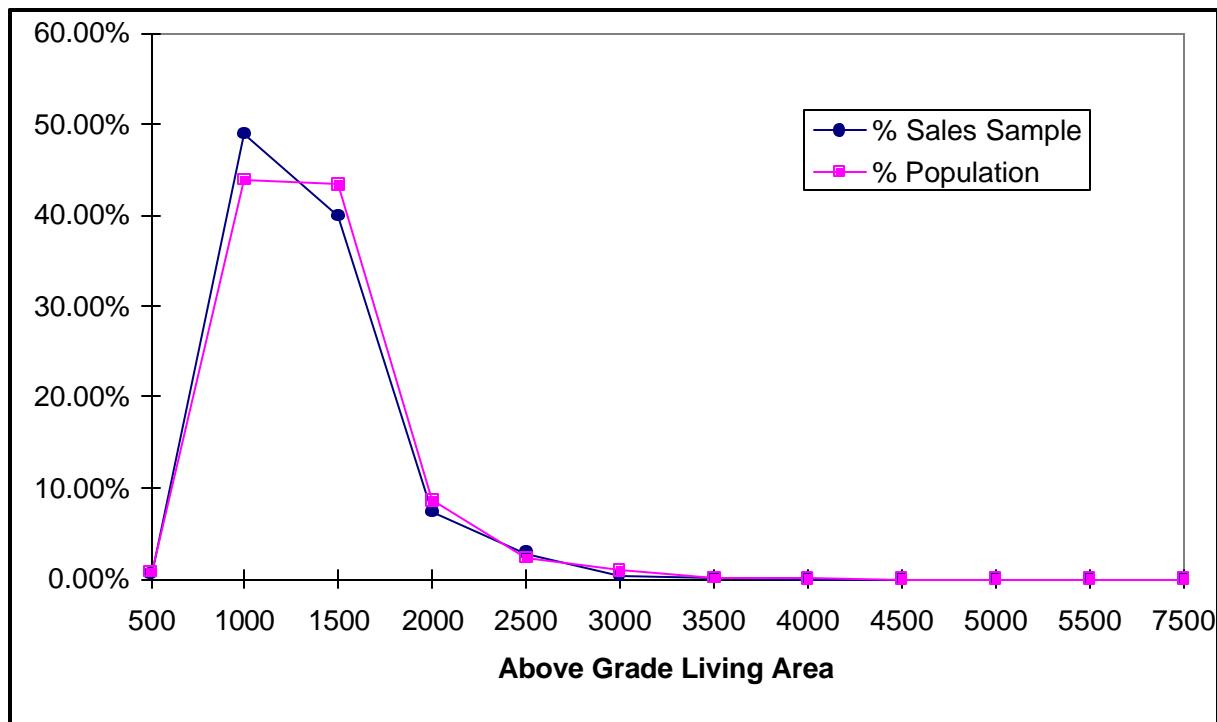
Population		
Year Built/Ren	Frequency	% Population
1910	126	1.73%
1920	721	9.93%
1930	985	13.56%
1940	223	3.07%
1950	1684	23.19%
1960	1209	16.65%
1970	585	8.05%
1980	507	6.98%
1990	498	6.86%
2000	601	8.27%
2004	124	1.71%
	7263	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

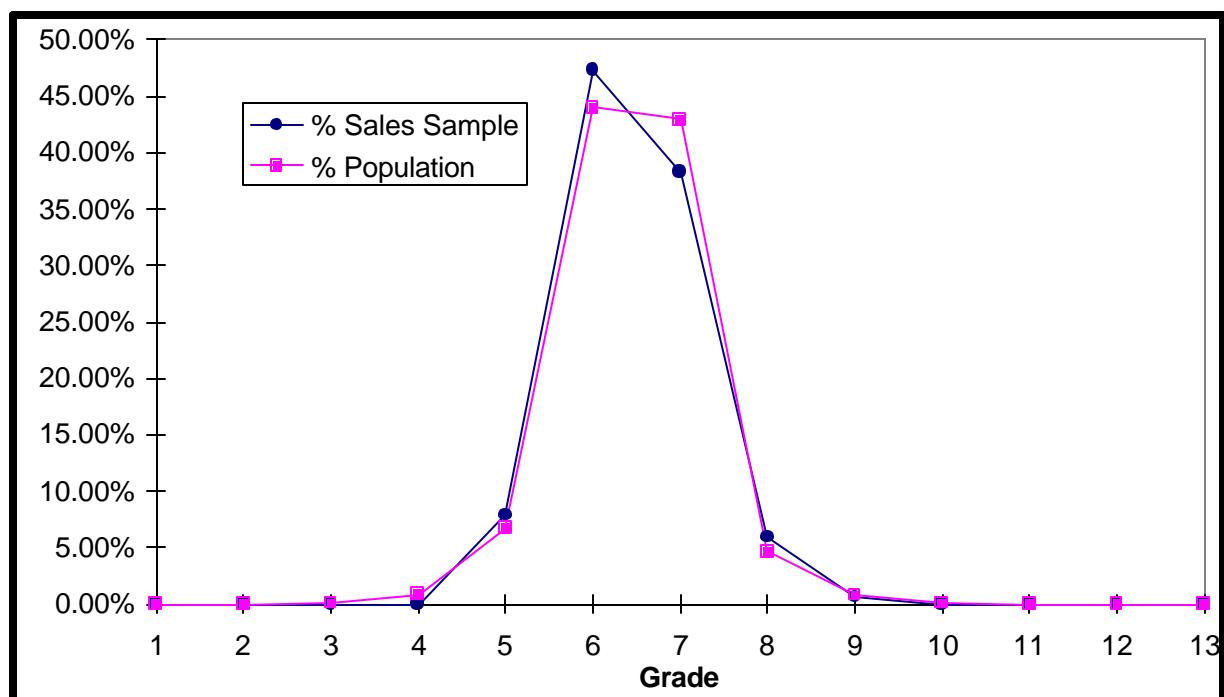
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	4	0.49%	500	58	0.80%
1000	396	48.89%	1000	3185	43.85%
1500	323	39.88%	1500	3148	43.34%
2000	60	7.41%	2000	626	8.62%
2500	23	2.84%	2500	168	2.31%
3000	3	0.37%	3000	64	0.88%
3500	1	0.12%	3500	11	0.15%
4000	0	0.00%	4000	2	0.03%
4500	0	0.00%	4500	1	0.01%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	810			7263	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

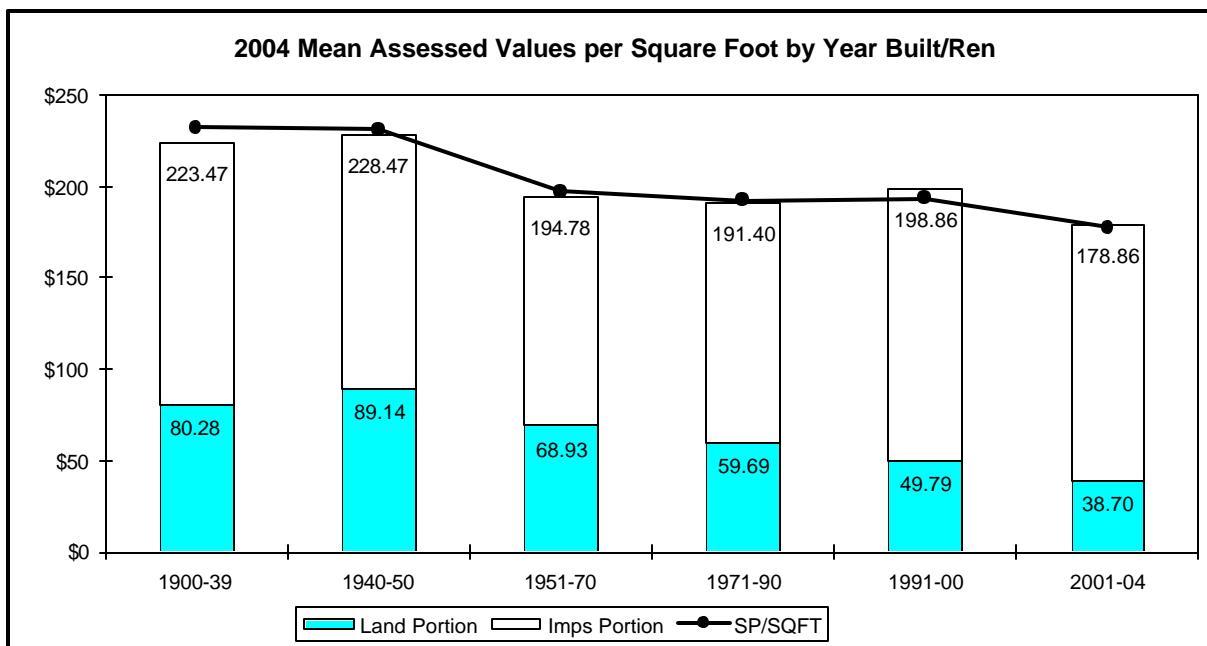
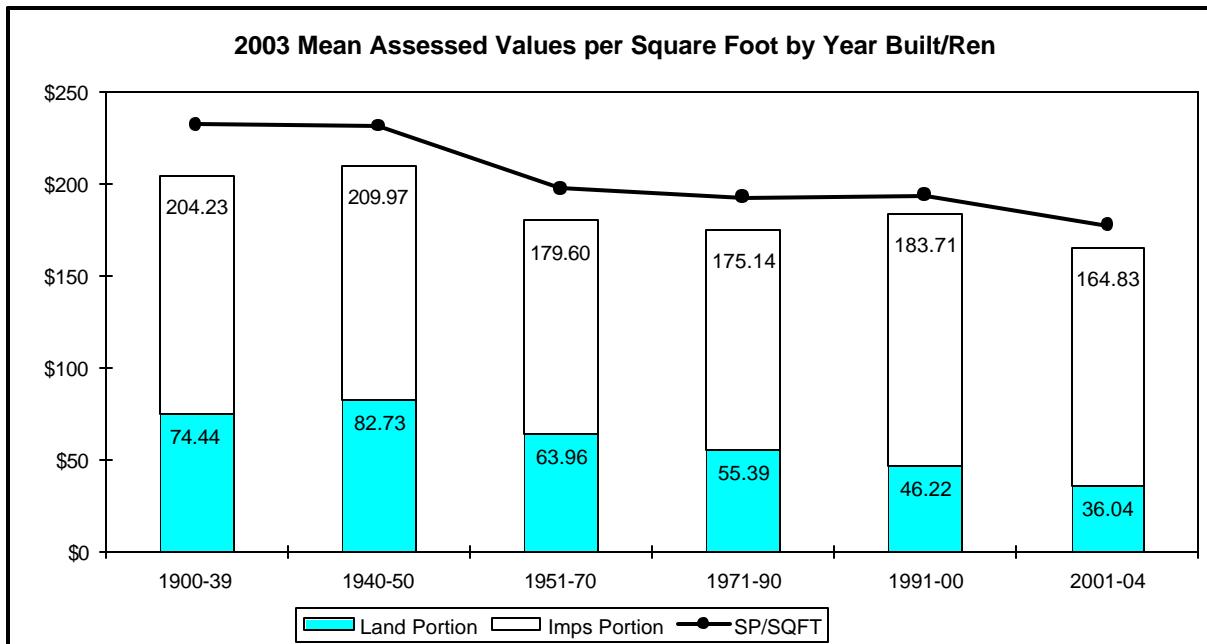
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	5	0.07%
4	0	0.00%	4	61	0.84%
5	64	7.90%	5	489	6.73%
6	383	47.28%	6	3193	43.96%
7	310	38.27%	7	3117	42.92%
8	48	5.93%	8	337	4.64%
9	5	0.62%	9	58	0.80%
10	0	0.00%	10	3	0.04%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		810			7263



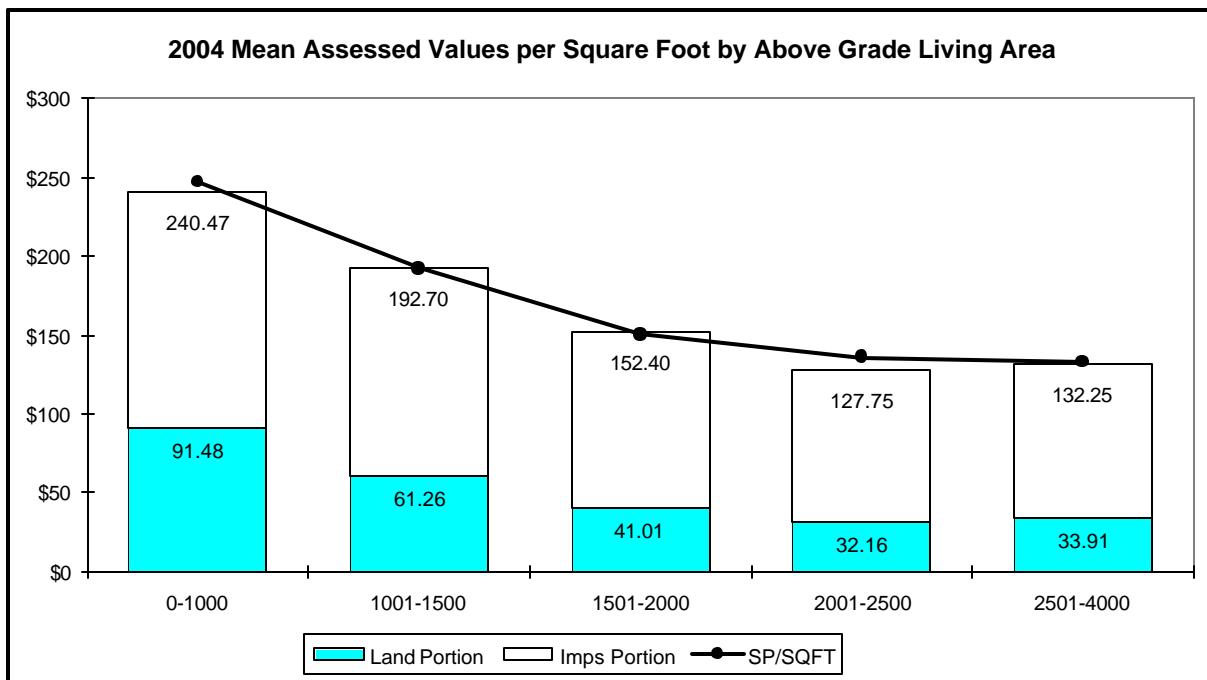
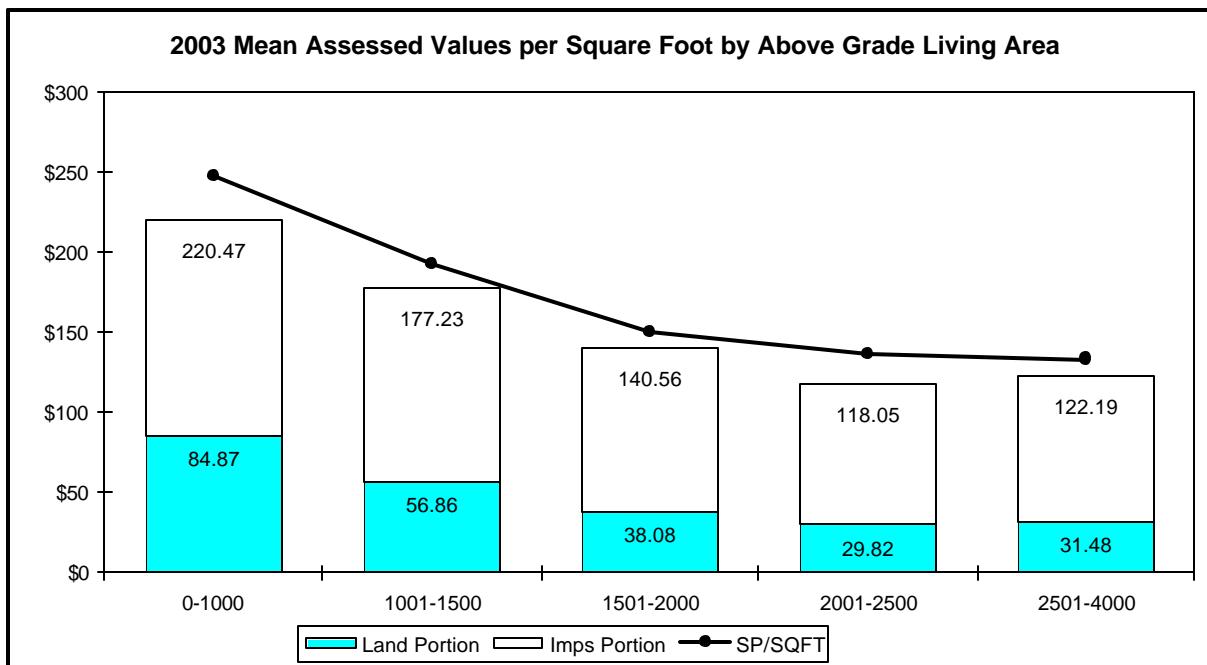
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



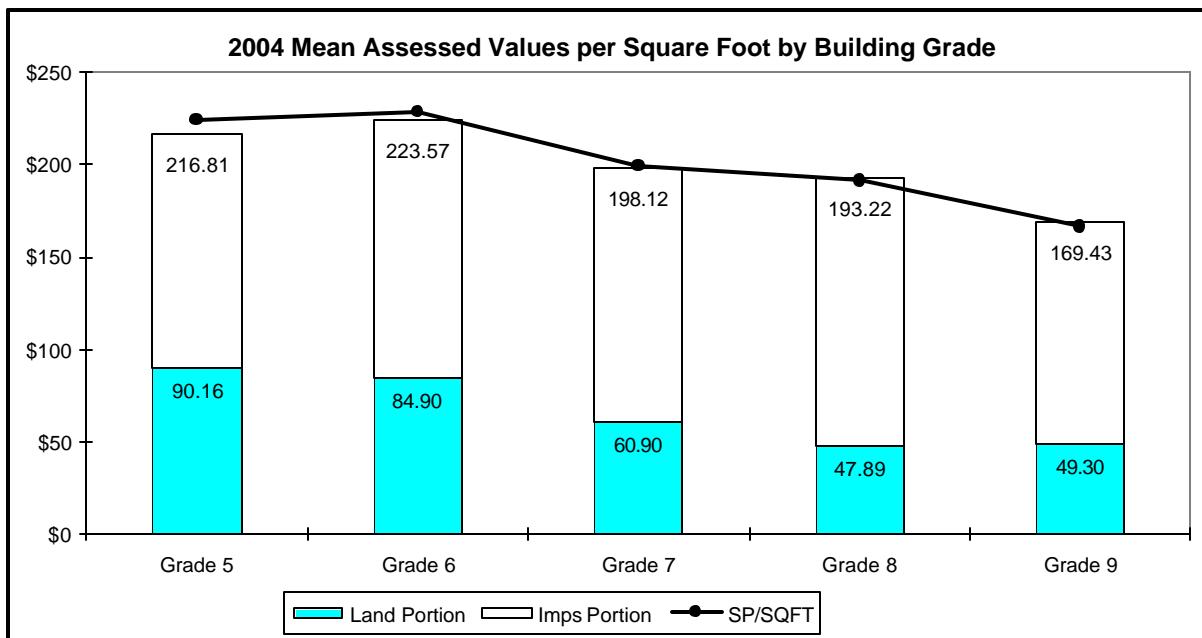
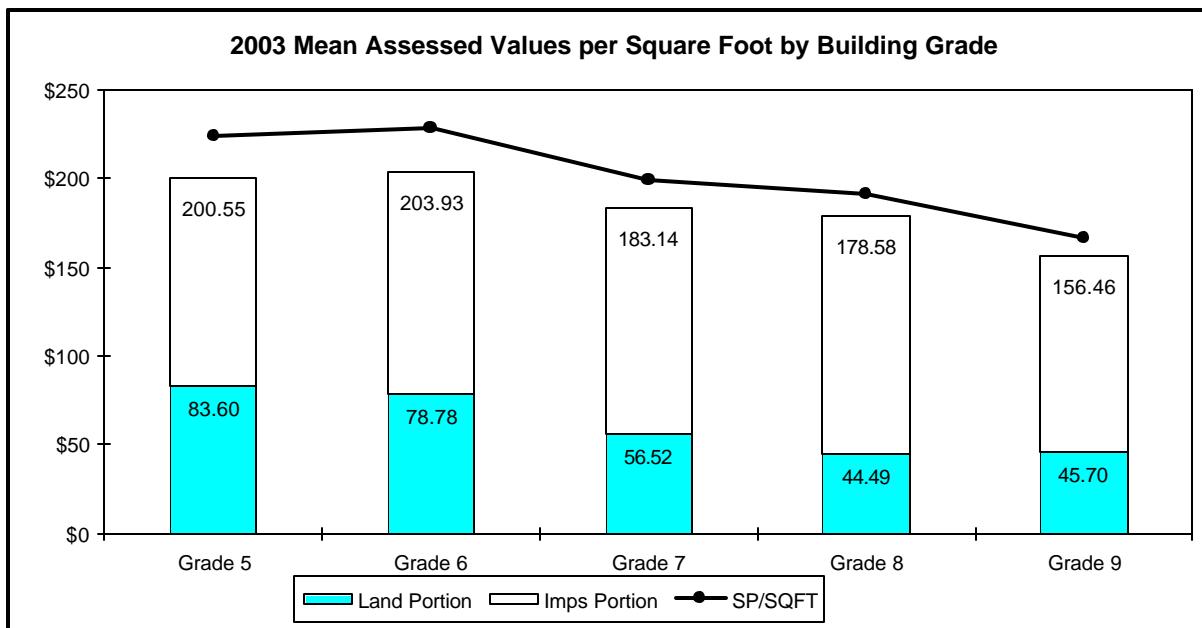
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 22 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8.41% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.0841, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 810 useable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that a single characteristic/neighborhood based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a grade 6 improvement in Area 18 had a lower average ratio than other grade 6 improvements in Area 77. The formula adjusts these values upward more than others thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / (.9224367 - (0.04427383 \text{ if the improvement is a Grade 6 located in Area 18}))$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.094)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.094).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If improvement count =1 and improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (Residential properties located on commercially zoned land will be valued using the 2004 Total Value x 1.00)

Mobile Home Update

There are no mobile homes only on parcels in this area. Any mobile homes that do exist in this area are on parcels with a house on them as well. Therefore, they will be handled as follows:

If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 18 & 77 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.41%

Area 18 Grade 6	Yes
% Adjustment	5.47%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 6 improvement in Area 18 would *approximately* receive a 13.87% upward adjustment (8.41% + 5.47%). There are 110 sales of Grade 6 improvements in Area 18 and 1088 in the population.

Generally, grade 6 parcels in Area 18 were at a lower assessment level than other parcels. This model corrects for these strata differences.

Approximately 85% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 18 & 77 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	64	0.894	0.966	8.1%	0.936	0.996
6	383	0.894	0.981	9.7%	0.969	0.992
7	310	0.919	0.994	8.2%	0.982	1.006
8	48	0.932	1.008	8.2%	0.977	1.038
9	5	0.945	1.023	8.3%	0.896	1.150
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1939	211	0.884	0.966	9.4%	0.950	0.983
1940-1950	237	0.911	0.990	8.7%	0.976	1.005
1951-1970	173	0.912	0.989	8.4%	0.973	1.005
1971-1990	83	0.906	0.989	9.1%	0.966	1.012
1991-2000	60	0.952	1.030	8.3%	1.006	1.055
2001-2004	46	0.921	0.998	8.4%	0.967	1.029
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	8	0.857	0.952	11.1%	0.870	1.035
Average	595	0.906	0.986	8.8%	0.977	0.995
Good	181	0.912	0.992	8.8%	0.976	1.009
Very Good	26	0.927	1.009	8.8%	0.968	1.050
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	639	0.908	0.989	8.9%	0.980	0.998
1.5	85	0.905	0.985	8.8%	0.962	1.007
2	74	0.919	0.996	8.4%	0.972	1.019
2.5	2	0.843	0.913	8.3%	0.120	1.705
3	10	0.843	0.912	8.2%	0.881	0.942
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-1000	400	0.893	0.974	9.1%	0.963	0.985
1001-1500	323	0.921	1.001	8.7%	0.989	1.013
1501-2000	60	0.934	1.013	8.4%	0.988	1.037
2001-2500	23	0.868	0.939	8.2%	0.893	0.985
2501-4000	4	0.925	1.001	8.2%	0.792	1.210

Area 18 & 77 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

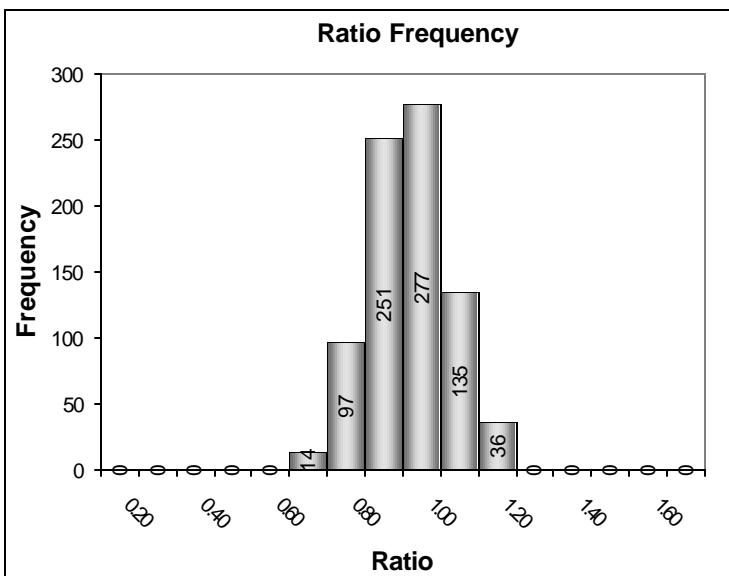
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	711	0.909	0.988	8.7%	0.980	0.997
Y	99	0.900	0.985	9.4%	0.960	1.009
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	810	0.908	0.988	8.8%	0.980	0.996
Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
18	294	0.904	0.993	9.9%	0.980	1.006
77	516	0.910	0.984	8.2%	0.975	0.994
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	117	0.889	0.976	9.8%	0.956	0.995
3	68	0.910	1.002	10.1%	0.972	1.031
5	109	0.917	1.007	9.8%	0.985	1.028
6	250	0.897	0.970	8.2%	0.956	0.985
8	266	0.923	0.998	8.2%	0.985	1.011
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	27	0.913	0.994	8.8%	0.955	1.032
3000-5000	236	0.887	0.966	8.9%	0.952	0.981
5001-8000	452	0.913	0.992	8.6%	0.982	1.003
8001-12000	75	0.932	1.015	8.9%	0.989	1.041
12001-16000	9	0.903	1.003	11.0%	0.921	1.085
16001-30000	11	0.919	1.010	9.9%	0.930	1.090
Area 18 Grade 6	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
18	110	0.867	0.985	13.6%	0.961	1.009

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: West Central / Team 3	Lien Date: 01/01/2003	Date of Report: 6/1/2004	Sales Dates: 1/2002 - 12/2003
Area E.West Seattle/WhiteCenter	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	810		
Mean Assessed Value	196,900		
Mean Sales Price	216,900		
Standard Deviation AV	39,705		
Standard Deviation SP	46,246		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.916		
Median Ratio	0.916		
Weighted Mean Ratio	0.908		
UNIFORMITY			
Lowest ratio	0.658		
Highest ratio:	1.179		
Coefficient of Dispersion	9.23%		
Standard Deviation	0.105		
Coefficient of Variation	11.41%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.905		
<i>Upper limit</i>	0.926		
95% Confidence: Mean			
<i>Lower limit</i>	0.909		
<i>Upper limit</i>	0.924		
SAMPLE SIZE EVALUATION			
N (population size)	7263		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.105		
Recommended minimum:	18		
Actual sample size:	810		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	406		
# ratios above mean:	404		
<i>Z:</i>	0.070		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



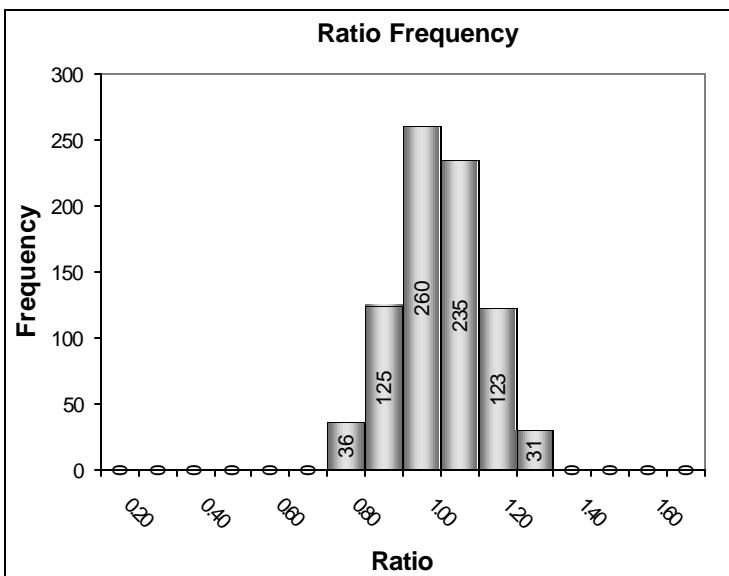
COMMENTS:

1 to 3 Unit Residences throughout Area 18 & 77

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: West Central / Team 3	Lien Date: 01/01/2004	Date of Report: 6/1/2004	Sales Dates: 1/2002 - 12/2003
Area E.West Seattle/WhiteCenter	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	810		
Mean Assessed Value	214,300		
Mean Sales Price	216,900		
Standard Deviation AV	42,451		
Standard Deviation SP	46,246		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.995		
Weighted Mean Ratio	0.988		
UNIFORMITY			
Lowest ratio	0.722		
Highest ratio:	1.274		
Coefficient of Dispersion	9.24%		
Standard Deviation	0.113		
Coefficient of Variation	11.32%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.005		
95% Confidence: Mean			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.005		
SAMPLE SIZE EVALUATION			
N (population size)	7263		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.113		
Recommended minimum:	20		
Actual sample size:	810		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	410		
# ratios above mean:	400		
<i>Z:</i>	0.351		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 18 & 77.

Assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	002	177310	1210	10/9/03	\$168,950	500	0	5	1928	3	4800	N	N	5405 25TH AV SW
18	002	177310	1500	9/26/02	\$135,000	560	0	5	1927	3	4800	N	N	5410 25TH AV SW
18	002	789160	0260	11/27/02	\$154,700	600	0	5	1915	3	5000	N	N	4103 DELRIDGE WY SW
18	002	935800	0486	9/3/03	\$168,000	650	0	5	1910	3	2145	N	N	4059 28TH AV SW
18	002	177310	0825	8/12/02	\$139,950	720	0	5	1992	3	6750	N	N	5036 25TH AV SW
18	002	357430	0125	8/4/03	\$149,950	730	0	5	1909	3	5000	N	N	4132 25TH AV SW
18	002	177260	0320	12/19/03	\$225,000	760	500	5	1991	3	5480	N	N	4829 26TH AV SW
18	002	929730	1770	5/2/03	\$189,950	790	0	5	1919	3	4800	N	N	3215 SW GENESEE ST
18	002	731240	0330	4/19/02	\$159,950	850	0	5	1918	3	4840	N	N	5636 35TH AV SW
18	002	357430	0045	1/27/03	\$232,000	1100	0	5	1944	4	5000	N	N	4312 26TH AV SW
18	002	343850	1982	6/26/02	\$160,000	480	0	6	1938	3	6378	N	N	6341 DELRIDGE WY SW
18	002	935800	1940	4/3/03	\$225,000	590	590	6	1918	5	5100	N	N	2612 SW NEVADA ST
18	002	177310	1845	5/13/03	\$184,500	610	0	6	1936	3	4800	N	N	5632 25TH AV SW
18	002	343850	2360	4/23/03	\$201,000	640	0	6	1947	3	7837	N	N	6917 23RD AV SW
18	002	177310	1255	8/23/02	\$144,650	650	0	6	1930	3	4800	N	N	5441 25TH AV SW
18	002	935800	2210	12/1/03	\$179,990	660	0	6	1941	4	5000	N	N	4317 26TH AV SW
18	002	929730	1115	6/3/02	\$210,000	670	0	6	1947	2	4000	Y	N	4015 32ND AV SW
18	002	343850	1993	10/7/02	\$162,500	680	0	6	1945	3	5622	N	N	6342 23RD AV SW
18	002	731240	0370	1/28/02	\$179,000	720	0	6	1934	3	4840	Y	N	5609 34TH AV SW
18	002	177310	0630	1/27/03	\$176,900	720	0	6	1947	3	4800	N	N	5023 25TH AV SW
18	002	929780	0185	11/20/02	\$158,000	730	970	6	1920	2	6720	N	N	4842 35TH AV SW
18	002	929780	0010	10/7/02	\$240,000	730	0	6	1941	5	4840	N	N	5252 35TH AV SW
18	002	929780	0055	2/28/02	\$191,600	770	0	6	1926	3	4840	N	N	5218 35TH AV SW
18	002	731240	0375	7/28/03	\$183,000	770	0	6	1942	2	4840	Y	N	5615 34TH AV SW
18	002	935800	1246	4/25/02	\$180,000	770	0	6	1920	4	2550	N	N	4107 28TH AV SW
18	002	731240	0155	10/15/03	\$215,000	780	0	6	1915	3	4840	N	N	5442 35TH AV SW
18	002	731240	0525	10/21/03	\$184,500	790	0	6	1918	3	2541	N	N	5617 32ND AV SW
18	002	327780	0710	6/12/02	\$150,000	800	0	6	1949	3	5950	N	N	6335 34TH AV SW
18	002	177310	0185	7/10/02	\$164,000	810	0	6	1940	3	4800	N	N	4732 25TH AV SW
18	002	935800	1625	10/1/03	\$216,000	810	0	6	1909	3	2550	N	N	2844 SW NEVADA ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	002	731290	0105	5/20/03	\$255,000	820	340	6	1947	3	5445	Y	N	5428 34TH AV SW
18	002	935800	0685	11/25/03	\$175,000	820	0	6	1901	3	5100	N	N	2822 SW DAKOTA ST
18	002	815060	0110	10/30/02	\$227,000	830	0	6	1928	3	4840	N	N	5933 34TH AV SW
18	002	929830	0030	6/14/02	\$229,500	870	0	6	1930	3	9000	Y	N	3200 SW ANDOVER ST
18	002	929730	1160	10/8/03	\$241,000	900	0	6	1938	3	4000	Y	N	4051 32ND AV SW
18	002	731240	0510	11/1/02	\$183,500	930	0	6	1911	4	7260	N	N	5601 32ND AV SW
18	002	860540	0020	5/14/03	\$156,000	1010	0	6	1972	3	6300	N	N	6512 23RD AV SW
18	002	343850	1980	5/10/02	\$181,500	1030	0	6	1920	3	11390	N	N	6351 DELRIDGE WY SW
18	002	177310	0025	9/26/02	\$237,500	1040	740	6	1918	4	7200	Y	N	4717 25TH AV SW
18	002	417380	0010	4/22/02	\$178,950	1060	0	6	1981	3	8552	N	N	6922 25TH AV SW
18	002	928480	1145	5/13/02	\$179,200	1060	0	6	1981	3	5750	N	N	5432 31ST AV SW
18	002	928480	1170	3/7/03	\$200,000	1060	0	6	1981	3	5750	Y	N	5456 31ST AV SW
18	002	343850	2331	4/2/02	\$183,000	1060	0	6	1981	3	5000	N	N	6916 25TH AV SW
18	002	731240	0170	8/14/02	\$162,000	1060	0	6	1916	3	4840	N	N	5454 35TH AV SW
18	002	928480	2165	10/1/03	\$289,950	1100	120	6	1936	3	8750	Y	N	5608 29TH AV SW
18	002	343850	2394	10/7/03	\$161,000	1100	0	6	1988	3	11840	N	N	6985 23RD AV SW
18	002	815060	0230	5/27/03	\$200,000	1110	0	6	1947	3	4400	N	N	3208 SW RAYMOND ST
18	002	177310	1295	7/23/03	\$179,800	1120	0	6	1979	3	4400	N	N	5446 26TH AV SW
18	002	935800	1490	4/30/02	\$174,000	1120	0	6	1912	4	2550	N	N	4201 28TH AV SW
18	002	177260	0346	12/8/02	\$228,000	1270	0	6	1966	3	5480	Y	N	4809 26TH AV SW
18	002	935800	1430	7/16/02	\$232,831	1290	360	6	1919	5	5100	N	N	2824 SW ADAMS ST
18	002	789160	0075	1/9/02	\$199,000	1290	0	6	1995	3	4600	N	N	4123 25TH AV SW
18	002	731240	0470	10/28/02	\$205,000	730	360	7	1948	3	4840	Y	N	5630 34TH AV SW
18	002	815060	0210	10/1/02	\$219,500	780	140	7	1928	3	4840	Y	N	5946 34TH AV SW
18	002	935800	1630	10/17/02	\$224,950	790	500	7	1998	3	2550	N	N	2842 SW NEVADA ST
18	002	935800	1640	6/1/02	\$225,000	790	500	7	1998	3	2550	N	N	2838 SW NEVADA ST
18	002	177260	0426	6/4/03	\$237,000	820	820	7	1955	3	7200	N	N	4800 26TH AV SW
18	002	815060	0095	10/7/03	\$225,000	840	360	7	1948	3	4840	N	N	5945 34TH AV SW
18	002	343850	2175	3/17/03	\$167,000	900	600	7	1963	3	6615	N	N	6548 25TH AV SW
18	002	343850	2041	7/10/03	\$212,000	920	630	7	1997	3	5824	N	N	6541 DELRIDGE WY SW
18	002	929730	1255	12/17/02	\$249,950	920	120	7	1925	4	4400	N	N	3224 SW GENESEE ST

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	002	343850	1411	4/29/03	\$200,000	940	0	7	1961	3	7227	N	N	5954 26TH AV SW
18	002	343850	2134	7/9/02	\$167,000	940	0	7	1980	3	6552	N	N	6554 24TH AV SW
18	002	929780	0025	11/20/03	\$248,000	940	0	7	1928	5	4840	N	N	5238 35TH AV SW
18	002	935800	2305	2/24/03	\$186,500	950	0	7	1949	3	6426	N	N	2847 SW NEVADA ST
18	002	929730	1760	3/19/03	\$279,000	950	0	7	1918	3	4800	N	N	3205 SW GENESEE ST
18	002	343850	1981	1/27/03	\$168,000	1020	0	7	1963	4	4480	N	N	6328 23RD AV SW
18	002	177310	1875	12/3/02	\$213,000	1060	940	7	1929	3	4800	N	N	5610 25TH AV SW
18	002	928480	1085	11/18/03	\$199,000	1060	0	7	1981	3	5750	N	N	5402 31ST AV SW
18	002	928480	1600	6/5/03	\$222,000	1060	0	7	1981	3	5750	Y	N	5633 31ST AV SW
18	002	928480	0845	1/7/02	\$209,500	1080	600	7	1978	3	5750	N	N	5430 30TH AV SW
18	002	343850	1456	2/19/02	\$227,000	1080	530	7	1992	3	5983	N	N	5990 26TH AV SW
18	002	343850	1465	10/17/03	\$238,000	1080	460	7	1996	3	4899	N	N	2407 SW GRAHAM ST
18	002	343850	2083	12/2/03	\$241,200	1100	780	7	1997	3	5000	N	N	6343 23RD AV SW
18	002	935800	1710	11/13/02	\$239,000	1160	0	7	1994	3	3050	N	N	4217 28TH AV SW
18	002	935800	1715	10/6/03	\$250,000	1160	0	7	1994	3	2288	N	N	2808 SW NEVADA ST
18	002	343850	2253	4/29/03	\$247,000	1210	500	7	1978	3	10880	N	N	6551 25TH AV SW
18	002	343850	2037	12/16/02	\$223,000	1230	750	7	1997	3	5824	N	N	6543 D DELRIDGE WY SW
18	002	928480	1515	10/8/03	\$256,000	1240	1200	7	1981	3	4830	N	N	5636 32ND AV SW
18	002	929780	0020	10/28/02	\$255,000	1240	0	7	1990	3	4840	N	N	5242 35TH AV SW
18	002	343850	2061	4/16/02	\$170,000	1250	0	7	1958	3	6576	N	N	6727 DELRIDGE WY SW
18	002	928480	0976	12/9/03	\$223,770	1250	0	7	1978	3	5750	N	N	5411 30TH AV SW
18	002	929780	0015	12/3/02	\$212,000	1260	0	7	1927	3	4840	N	N	5248 35TH AV SW
18	002	929780	0085	10/30/02	\$260,000	1270	180	7	1928	3	4840	N	N	5052 35TH AV SW
18	002	929730	0675	5/15/03	\$315,000	1310	600	7	1962	3	6640	Y	N	3018 SW ANDOVER ST
18	002	177310	1445	5/8/03	\$239,950	1320	0	7	1928	5	4800	N	N	5452 25TH AV SW
18	002	177310	1665	2/20/02	\$205,000	1320	0	7	1988	3	4320	N	N	5658 26TH AV SW
18	002	177310	1665	5/9/03	\$232,000	1320	0	7	1988	3	4320	N	N	5658 26TH AV SW
18	002	935800	1201	5/27/03	\$241,300	1340	0	7	2000	3	1883	N	N	4101 B 26TH AV SW
18	002	929730	1134	2/13/03	\$337,000	1400	0	7	1926	3	4000	Y	N	4031 32ND AV SW
18	002	417380	0040	3/21/02	\$197,000	1420	0	7	1983	4	5938	N	N	6935 24TH AV SW
18	002	935800	1330	3/19/02	\$243,500	1440	0	7	2000	3	2550	N	N	2845 SW DAKOTA ST

Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	002	789160	0055	4/22/02	\$255,000	1460	0	7	2001	3	2500	N	N	4210 26TH AV SW
18	002	789160	0060	3/25/02	\$261,000	1460	0	7	2001	3	2500	N	N	4212 26TH AV SW
18	002	935800	1620	3/6/02	\$232,950	1630	0	7	1998	3	2550	N	N	2846 SW NEVADA ST
18	002	731240	0175	5/5/03	\$229,000	1690	400	7	1919	3	4840	N	N	5456 35TH AV SW
18	002	343850	2047	4/8/03	\$220,000	1800	0	7	1994	3	6909	N	N	6704 23RD AV SW
18	002	928480	2055	10/7/03	\$317,500	1820	910	7	1972	3	11500	Y	N	5607 29TH AV SW
18	002	177260	0120	2/21/02	\$287,500	1870	0	7	1941	3	5480	Y	N	5057 26TH AV SW
18	002	935800	1690	4/29/02	\$305,000	1910	0	7	1911	5	5100	N	N	2816 SW NEVADA ST
18	002	343850	2251	12/20/03	\$270,000	1960	0	7	1975	3	10880	N	N	6547 25TH AV SW
18	002	935800	2390	12/29/03	\$325,000	2290	0	7	1980	3	6406	N	N	2832 SW GENESEE ST
18	002	935800	2375	10/7/03	\$350,900	2290	0	7	1980	3	6344	N	N	2838 SW GENESEE ST
18	002	928480	0075	4/11/03	\$282,000	2320	0	7	2002	3	5750	N	N	5337 26TH AV SW
18	002	935800	2238	7/10/03	\$265,000	1150	400	8	2003	3	2474	N	N	2809 B SW NEVADA ST
18	002	789160	0190	8/27/02	\$255,000	1200	650	8	1997	3	4000	N	N	4120 25TH AV SW
18	002	929730	1220	7/16/02	\$379,000	1210	870	8	1963	5	4816	Y	N	4143 32ND AV SW
18	002	357430	0217	7/5/02	\$217,000	1390	0	8	2002	3	2250	N	N	4141 DELRIDGE WY SW
18	002	357430	0215	4/25/02	\$225,000	1390	0	8	2002	3	2250	N	N	4143 DELRIDGE WY SW
18	002	343850	2389	11/18/03	\$269,000	1410	0	8	1997	3	7511	N	N	6958 24TH AV SW
18	002	935800	2232	8/14/03	\$267,500	1460	0	8	2003	3	1656	N	N	2807 A SW NEVADA ST
18	002	935800	2234	8/28/03	\$275,200	1460	0	8	2003	3	1646	N	N	2811 A SW NEVADA ST
18	002	935800	2236	8/26/03	\$269,000	1466	0	8	2003	3	1561	N	N	2811 B SW NEVADA ST
18	002	935800	1462	8/19/03	\$259,950	1470	0	8	2003	3	1474	N	N	4119 B 28TH AV SW
18	002	935800	1460	8/19/03	\$259,950	1470	0	8	2003	3	1463	N	N	4119 A 28TH AV SW
18	002	935800	1465	7/19/03	\$285,000	1610	0	8	2003	3	2261	N	N	4117 28TH AV SW
18	002	935800	0675	8/1/02	\$274,000	2180	0	8	1971	3	5100	N	N	2826 SW DAKOTA ST
18	003	754730	0500	3/13/02	\$130,000	540	0	5	1923	4	4500	N	N	4007 17TH AV SW
18	003	177360	0680	9/17/03	\$158,900	550	0	5	1935	5	4800	Y	N	4527 21ST AV SW
18	003	934990	0055	10/11/02	\$148,000	720	0	5	1906	3	5000	N	N	3723 20TH AV SW
18	003	315760	0055	3/31/03	\$180,000	850	0	5	1942	5	3700	N	N	4126 21ST AV SW
18	003	315760	0055	9/10/03	\$185,000	850	0	5	1942	5	3700	N	N	4126 21ST AV SW
18	003	343850	0296	12/16/03	\$181,000	860	0	5	1920	3	10912	N	N	5206 23RD AV SW

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
18	003	315760	0090	10/2/02	\$157,000	1040	0	5	1910	3	5000	N	N	4140 21ST AV SW	
18	003	284870	0275	4/25/02	\$230,415	1080	0	5	1918	3	4000	Y	N	3843 22ND AV SW	
18	003	177360	0600	2/21/02	\$179,950	1230	0	5	1929	3	4000	Y	N	4721 21ST AV SW	
18	003	177360	0393	6/4/02	\$195,500	570	300	6	1926	4	3440	Y	N	4727 22ND AV SW	
18	003	343850	0121	8/15/02	\$210,000	660	0	6	1941	3	10856	Y	N	5279 16TH AV SW	
18	003	754730	0035	6/19/03	\$174,000	710	0	6	1918	3	3700	N	N	4014 21ST AV SW	
18	003	754730	0070	11/17/03	\$243,000	750	0	6	1913	4	5000	N	N	4029 20TH AV SW	
18	003	177360	0150	11/25/02	\$215,000	790	0	6	1989	3	4920	Y	N	2304 SW ALASKA ST	
18	003	754730	0840	6/27/03	\$235,300	800	0	6	1913	3	5000	N	N	3850 18TH AV SW	
18	003	315760	0395	4/3/03	\$184,000	810	0	6	1953	3	5000	N	N	4143 19TH AV SW	
18	003	754780	0105	2/21/03	\$173,000	850	0	6	1962	4	5200	N	N	4033 20TH AV SW	
18	003	754730	0055	1/11/02	\$148,000	850	0	6	1962	3	5000	N	N	4024 21ST AV SW	
18	003	315760	0350	3/18/03	\$231,500	880	0	6	1916	3	3700	N	N	4154 20TH AV SW	
18	003	177360	0725	5/23/02	\$217,000	900	1160	6	1939	3	8000	Y	N	4561 21ST AV SW	
18	003	788150	0435	6/13/03	\$210,000	930	0	6	1908	3	5000	Y	N	4028 23RD AV SW	
18	003	788150	0330	8/14/03	\$255,000	950	950	6	1925	3	5000	Y	N	4021 23RD AV SW	
18	003	284870	0095	12/12/03	\$204,900	980	980	6	1912	3	5000	Y	N	3847 23RD AV SW	
18	003	315760	0465	7/19/02	\$274,950	990	0	6	1916	4	3700	N	N	4111 19TH AV SW	
18	003	343850	0211	3/3/03	\$235,000	1000	0	6	1935	3	7080	N	N	5222 21ST AV SW	
18	003	754730	0090	9/4/03	\$233,500	1010	0	6	1918	3	5000	N	N	4017 20TH AV SW	
18	003	343850	0284	12/1/03	\$224,950	1040	0	6	1977	3	6630	Y	N	5038 PUGET BL SW	
18	003	343850	0248	6/11/03	\$209,950	1040	0	6	1978	3	6325	N	N	1902 SW BRANDON ST	
18	003	343850	0249	9/26/02	\$183,950	1040	0	6	1978	4	6105	N	N	1910 SW BRANDON ST	
18	003	343850	0240	6/13/03	\$217,000	1040	0	6	1978	3	6050	N	N	5328 21ST AV SW	
18	003	343850	0235	11/1/03	\$236,950	1040	0	6	1978	4	5940	N	N	5318 21ST AV SW	
18	003	315760	0615	12/3/02	\$184,000	1060	0	6	1968	3	7920	N	N	4156 19TH AV SW	
18	003	177360	0691	4/24/03	\$190,000	1150	0	6	1958	3	11802	Y	N	4533 21ST AV SW	
18	003	754730	0490	9/11/03	\$267,000	1160	1100	6	1909	4	4200	N	N	4011 17TH AV SW	
18	003	343850	0236	12/19/02	\$185,000	1340	0	6	1978	3	6050	N	N	5322 21ST AV SW	
18	003	284870	0265	11/21/02	\$295,000	1660	400	6	1917	3	5000	Y	N	3849 22ND AV SW	
18	003	315760	0360	2/5/03	\$250,000	1680	0	6	1977	3	4100	N	N	4156 20TH AV SW	

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	003	754780	0145	5/27/03	\$261,500	870	110	7	1918	4	5200	N	N	4044 20TH AV SW
18	003	315760	0290	6/4/03	\$301,000	920	610	7	1988	3	3750	N	N	4128 20TH AV SW
18	003	343850	0114	8/22/03	\$300,000	930	710	7	1982	4	5014	N	N	5244 17TH AV SW
18	003	343850	0119	4/25/03	\$240,950	990	550	7	1982	3	5014	N	N	5252 17TH AV SW
18	003	754730	0320	1/24/03	\$179,000	990	0	7	1914	3	5000	N	N	4028 19TH AV SW
18	003	789210	0005	8/25/03	\$219,500	1000	450	7	1985	3	5000	N	N	4133 23RD AV SW
18	003	021200	0055	8/23/02	\$295,000	1040	0	7	1941	4	10402	Y	N	4611 15TH AV SW
18	003	343850	0215	7/2/03	\$250,000	1060	400	7	1963	3	10996	N	N	1921 SW DAWSON ST
18	003	343850	0200	3/22/02	\$245,500	1080	680	7	2002	3	6051	N	N	5254 19TH AV SW
18	003	343850	0306	7/31/03	\$208,000	1100	220	7	1953	3	10800	Y	N	5333 21ST AV SW
18	003	315760	0435	9/16/02	\$236,500	1100	0	7	1929	3	5000	N	N	4125 19TH AV SW
18	003	315760	0100	2/10/03	\$196,000	1130	350	7	1979	3	7500	N	N	4150 21ST AV SW
18	003	343850	0158	3/7/02	\$242,000	1140	1070	7	1984	3	5883	N	N	5253 17TH AV SW
18	003	343850	0289	6/18/03	\$233,300	1140	720	7	1963	4	7344	N	N	5200 23RD AV SW
18	003	177310	0890	3/3/03	\$235,000	1140	530	7	2003	3	4440	Y	N	5013 PUGET BL SW
18	003	177360	0561	11/18/03	\$224,950	1260	0	7	1929	4	4960	Y	N	4849 PUGET BL SW
18	003	343850	0106	7/26/02	\$251,000	1310	1310	7	1940	3	6915	Y	N	5225 16TH AV SW
18	003	315760	0195	6/11/03	\$320,000	1530	380	7	1990	3	5000	N	N	4127 20TH AV SW
18	003	177360	0345	10/28/03	\$299,990	1600	780	7	2000	3	4950	Y	N	4741 23RD AV SW
18	003	343850	0303	9/11/03	\$263,000	1740	0	7	2003	3	6400	N	N	5228 23RD AV SW
18	003	754730	1035	6/24/02	\$230,000	2040	0	7	1958	3	5900	Y	N	3924 19TH AV SW
18	003	754730	0290	7/22/02	\$264,900	780	530	8	2000	3	2500	N	N	4018 19TH AV SW
18	003	754730	0290	10/7/03	\$307,000	780	530	8	2000	3	2500	N	N	4018 19TH AV SW
18	003	343850	0239	2/25/02	\$286,750	1280	850	8	1999	3	5651	N	N	5310 21ST AV SW
18	003	177360	0510	2/4/02	\$285,000	1480	480	8	1999	3	4950	Y	N	4809 23RD AV SW
18	003	177360	0628	2/19/03	\$250,000	1760	0	8	1991	3	4291	Y	N	4714 22ND AV SW
18	003	177360	0634	9/2/03	\$274,950	1780	0	8	1991	3	5813	Y	N	22ND AV SW
18	003	754730	1440	3/10/03	\$364,500	2230	0	8	1991	3	5000	Y	N	3840 21ST AV SW
18	003	315760	0240	12/9/02	\$396,500	2520	0	9	1990	3	5000	Y	N	1915 SW DAKOTA ST
18	003	894180	0120	9/30/02	\$413,500	2970	0	9	1991	3	11000	Y	N	5270 16TH AV SW
18	003	894180	0150	4/9/02	\$407,600	3010	0	9	1991	3	7210	Y	N	1512 SW BRANDON ST

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Area 18 & 77
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	005	343850	2765	5/20/03	\$117,000	720	0	5	1942	3	5208	N	N	7013 16TH AV SW
18	005	343850	2766	12/27/02	\$115,000	720	0	5	1942	3	5208	N	N	7017 16TH AV SW
18	005	343850	0880	6/25/02	\$143,000	750	0	5	1944	4	6827	N	N	5920 18TH AV SW
18	005	783180	0480	12/3/03	\$160,000	800	0	5	2000	3	5000	N	N	7552 21ST AV SW
18	005	343850	2575	3/22/02	\$215,000	1000	140	5	1941	3	20898	N	N	6711 18TH AV SW
18	005	211270	1095	3/26/02	\$180,900	1000	0	5	1955	3	4000	N	N	7525 15TH AV SW
18	005	343850	2900	8/28/03	\$145,000	1010	0	5	1942	3	7200	N	N	6744 15TH AV SW
18	005	343850	3226	9/8/03	\$150,000	1020	0	5	1942	3	10672	N	N	7160 18TH AV SW
18	005	783180	0394	7/1/02	\$138,900	550	0	6	1942	3	6578	N	N	7559 19TH AV SW
18	005	343850	3141	5/20/03	\$122,000	600	0	6	1947	3	6780	N	N	7127 16TH AV SW
18	005	343850	2781	11/20/02	\$221,500	620	530	6	2002	3	6384	N	N	7056 17TH AV SW
18	005	343850	0340	10/3/03	\$170,000	670	670	6	1926	3	5000	N	N	5403 23RD AV SW
18	005	343850	1809	9/25/02	\$150,000	670	100	6	1941	3	10488	N	N	6322 18TH AV SW
18	005	211470	0980	7/14/03	\$179,300	680	0	6	1949	4	4760	N	N	7611 11TH AV SW
18	005	343850	3263	6/12/03	\$167,500	680	0	6	1943	3	4520	N	N	1710 SW WEBSTER ST
18	005	783180	0335	12/11/03	\$249,950	720	720	6	1947	4	5500	N	N	7513 19TH AV SW
18	005	783180	0396	8/18/03	\$215,000	740	0	6	1918	3	7000	N	N	7533 19TH AV SW
18	005	760440	0050	12/30/02	\$190,000	750	0	6	1938	3	20976	Y	N	5445 16TH AV SW
18	005	242820	0192	8/19/03	\$252,500	760	540	6	1946	4	11550	N	N	6528 16TH AV SW
18	005	343850	0952	3/12/03	\$161,000	770	0	6	1949	3	13970	N	N	5909 18TH AV SW
18	005	343850	3045	2/4/03	\$174,250	780	0	6	1947	3	6380	N	N	6715 12TH AV SW
18	005	343850	2581	9/24/02	\$199,950	790	240	6	1948	3	22356	N	N	6729 18TH AV SW
18	005	863850	0095	9/25/02	\$185,000	790	0	6	1918	3	7500	N	N	7217 12TH AV SW
18	005	343850	2903	1/29/03	\$150,000	820	0	6	1942	3	9120	Y	N	6751 14TH AV SW
18	005	372850	0020	6/12/03	\$224,600	830	0	6	1942	3	7066	N	N	5652 18TH AV SW
18	005	343850	2671	7/3/02	\$190,000	840	0	6	1941	4	12411	Y	N	6748 18TH AV SW
18	005	242820	0197	10/31/03	\$140,380	840	0	6	1946	3	11550	N	N	6548 16TH AV SW
18	005	343850	3074	11/11/02	\$163,000	840	0	6	1942	2	6960	N	N	6744 13TH AV SW
18	005	343850	2642	1/7/02	\$165,000	850	0	6	1948	3	8712	N	N	7055 18TH AV SW
18	005	643740	0101	8/12/02	\$196,500	860	0	6	1918	4	7204	Y	N	7339 12TH AV SW
18	005	643740	0101	11/19/03	\$204,000	860	0	6	1918	4	7204	Y	N	7339 12TH AV SW

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
18	005	783180	0395	6/18/02	\$184,900	880	0	6	1919	3	6345	N	N	7563 19TH AV SW
18	005	211520	0105	7/10/03	\$230,000	930	0	6	1921	3	16074	N	N	7505 9TH AV SW
18	005	343850	1811	2/3/03	\$206,500	940	180	6	1941	4	10488	N	N	6330 18TH AV SW
18	005	343850	1812	6/10/02	\$157,000	970	0	6	1980	3	5244	N	N	6325 17TH AV SW
18	005	783180	0235	9/11/03	\$190,000	1000	0	6	2001	3	6600	N	N	1616 SW AUSTIN ST
18	005	211430	0230	7/17/03	\$185,000	1040	0	6	1978	3	6480	N	N	7316 19TH AV SW
18	005	948400	0070	4/22/02	\$179,000	1060	0	6	1978	3	5520	N	N	7321 20TH AV SW
18	005	343850	1813	9/18/02	\$165,000	1060	0	6	1980	3	5290	N	N	6329 17TH AV SW
18	005	343850	1569	10/10/03	\$249,000	1080	150	6	1963	3	7050	Y	N	6339 21ST AV SW
18	005	343850	0401	2/25/03	\$190,000	1100	0	6	1936	4	12157	N	N	5435 21ST AV SW
18	005	343850	0971	7/26/02	\$186,500	1190	0	6	1955	4	12700	N	N	5935 18TH AV SW
18	005	783180	0110	1/21/03	\$177,510	1210	0	6	1918	3	7175	N	N	1624 SW HOLDEN ST
18	005	343850	0446	6/11/03	\$244,000	1220	0	6	1927	4	21791	Y	N	5613 21ST AV SW
18	005	783180	0060	2/1/02	\$187,500	1300	0	6	1938	3	6100	N	N	1627 SW AUSTIN ST
18	005	863850	0100	9/12/03	\$190,500	1330	0	6	1919	3	7500	N	N	7225 12TH AV SW
18	005	343850	1120	1/30/03	\$249,950	1440	720	6	1955	3	12554	N	N	5921 21ST AV SW
18	005	343850	1871	8/20/03	\$160,000	1800	0	6	1951	2	5969	N	N	6550 18TH AV SW
18	005	863850	0146	7/19/03	\$220,000	750	750	7	1948	5	8505	N	N	1290 SW OHELLO ST
18	005	343850	2492	7/25/02	\$203,602	830	830	7	1959	3	9342	N	N	1911 SW HOLLY ST
18	005	343850	0733	6/21/02	\$214,000	900	430	7	1978	3	5244	Y	N	5407 16TH AV SW
18	005	343850	1687	4/9/03	\$200,000	970	0	7	1972	3	9100	N	N	6502 21ST AV SW
18	005	760441	0030	5/28/02	\$225,000	980	910	7	1981	3	5240	N	N	5431 17TH AV SW
18	005	343850	3167	9/24/02	\$237,000	980	820	7	1942	5	5645	N	N	7230 17TH AV SW
18	005	343850	0710	12/5/02	\$215,000	980	0	7	1980	3	6156	N	N	5635 17TH AV SW
18	005	343850	2890	1/15/02	\$179,950	1010	500	7	1980	3	8281	Y	N	6727 14TH AV SW
18	005	343850	3113	6/13/03	\$225,000	1010	400	7	1950	3	10170	N	N	7030 13TH AV SW
18	005	211470	0340	8/22/02	\$159,950	1010	0	7	1965	3	4000	N	N	7600 11TH AV SW
18	005	343850	0860	10/31/03	\$186,950	1020	0	7	1961	3	8475	N	N	5914 18TH AV SW
18	005	343850	0399	2/26/02	\$195,000	1040	600	7	1980	3	10864	Y	N	5430 23RD AV SW
18	005	343850	2804	7/18/03	\$250,000	1040	580	7	1980	3	6954	N	N	6714 16TH AV SW
18	005	343850	1740	3/20/03	\$221,950	1040	500	7	1977	3	7055	N	N	6345 18TH AV SW

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
18	005	343850	2716	11/25/02	\$210,000	1090	1010	7	1993	3	5000	N	N	6701 16TH AV SW	
18	005	211270	0750	10/13/03	\$205,500	1110	0	7	1966	4	4360	N	N	7517 12TH AV SW	
18	005	643740	0086	2/22/02	\$219,500	1130	300	7	1920	4	7208	Y	N	7327 12TH AV SW	
18	005	343850	3204	1/28/02	\$230,000	1160	670	7	1993	3	5155	N	N	7124 18TH AV SW	
18	005	343850	2814	7/24/03	\$267,500	1160	500	7	1986	3	7864	N	N	6733 15TH AV SW	
18	005	343850	0783	5/8/02	\$215,000	1160	390	7	1978	3	6821	N	N	5622 17TH AV SW	
18	005	343850	0913	7/1/03	\$200,000	1160	0	7	1993	3	5252	N	N	5962 18TH AV SW	
18	005	343850	2883	5/24/02	\$232,000	1190	0	7	1980	3	7200	N	N	6712 15TH AV SW	
18	005	242820	0202	9/10/02	\$267,500	1200	590	7	1986	3	7919	N	N	1500 SW HOLLY ST	
18	005	343850	1132	8/12/03	\$219,000	1210	930	7	1977	3	9000	N	N	5935 21ST AV SW	
18	005	863850	0229	4/17/03	\$250,000	1220	670	7	1989	3	8459	N	N	1252 SW ORCHARD ST	
18	005	343850	3109	1/4/02	\$200,000	1230	0	7	1963	3	6780	N	N	7026 13TH AV SW	
18	005	783180	0100	3/11/03	\$289,500	1250	940	7	2000	3	9150	N	N	1618 SW HOLDEN ST	
18	005	643740	0073	5/22/02	\$205,000	1250	0	7	1964	3	9450	Y	N	1227 SW OTHELLO ST	
18	005	343850	2721	9/5/03	\$205,000	1250	0	7	1948	3	6840	N	N	6734 17TH AV SW	
18	005	783180	0475	12/1/03	\$262,500	1260	1040	7	1991	3	4454	Y	N	7551 20TH AV SW	
18	005	211270	1090	1/28/02	\$185,000	1260	0	7	1998	3	4000	N	N	7521 15TH AV SW	
18	005	643740	0021	7/17/02	\$223,000	1270	0	7	1960	4	7965	N	N	1283 SW OTHELLO ST	
18	005	168390	0030	7/14/03	\$215,000	1290	0	7	1996	3	5238	N	N	6328 17TH AV SW	
18	005	783180	0265	8/19/02	\$276,000	1300	680	7	1991	3	4985	N	N	1700 SW AUSTIN ST	
18	005	343850	3122	12/10/03	\$245,000	1310	0	7	1928	3	6105	N	N	1214 SW MYRTLE ST	
18	005	863850	0171	5/20/03	\$234,000	1370	950	7	1965	3	8505	N	N	1265 SW ORCHARD ST	
18	005	343850	3223	4/2/03	\$280,000	1370	780	7	2003	3	6117	N	N	7205 17TH AV SW	
18	005	343850	3224	4/3/03	\$290,000	1370	780	7	2003	3	6106	N	N	7201 17TH AV SW	
18	005	343850	3108	4/15/02	\$238,000	1420	0	7	1963	3	6840	N	N	7014 13TH AV SW	
18	005	343850	2942	3/25/02	\$309,000	1430	1570	7	1984	3	7380	Y	N	7037 14TH AV SW	
18	005	213520	0165	7/12/02	\$221,600	1520	670	7	1956	4	7314	N	N	5434 16TH AV SW	
18	005	783180	0263	3/22/02	\$220,000	1560	0	7	2000	3	5350	N	N	7517 DUMAR WY SW	
18	005	343850	0960	9/27/02	\$235,000	1650	440	7	1949	4	21043	N	N	5929 18TH AV SW	
18	005	343850	2580	11/10/03	\$256,000	1680	470	7	1992	3	5062	N	N	6721 18TH AV SW	
18	005	343850	0782	12/16/02	\$240,000	1800	510	7	1978	3	6821	N	N	5628 17TH AV SW	

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
18	005	343850	0650	1/23/03	\$265,000	1830	0	7	2002	3	12056	N	N	5651 18TH AV SW	
18	005	343850	0652	2/13/03	\$266,500	1830	0	7	2002	3	10480	N	N	5649 18TH AV SW	
18	005	343850	3104	7/30/03	\$219,950	1970	0	7	1964	3	6954	N	N	7020 13TH AV SW	
18	005	783180	0050	11/12/03	\$320,000	1980	700	7	1946	3	16800	N	N	1631 SW AUSTIN ST	
18	005	343850	0810	12/26/02	\$309,000	1980	560	7	2003	2	5241	Y	N	5929 16TH AV SW	
18	005	343850	0806	7/25/02	\$289,950	1990	560	7	2002	3	5240	Y	N	5921 16TH AV SW	
18	005	343850	0809	2/27/03	\$310,000	1990	560	7	2002	3	5240	Y	N	5925 16TH AV SW	
18	005	211430	0250	9/8/03	\$288,700	2030	0	7	2001	3	7320	N	N	7325 DUMAR WY SW	
18	005	643740	0164	2/27/03	\$275,000	2030	0	7	1991	3	7231	N	N	1508 D SW WEBSTER ST	
18	005	343850	3114	10/24/02	\$277,500	2230	0	7	1960	3	10740	N	N	7042 13TH AV SW	
18	005	343850	3380	8/12/02	\$252,000	1260	0	8	1987	3	20350	N	N	1909 SW MYRTLE ST	
18	005	343850	3237	9/6/02	\$275,000	1310	970	8	1996	3	5736	N	N	7233 17TH AV SW	
18	005	343850	0713	8/14/02	\$279,850	2010	670	8	2003	3	10488	N	N	5636 18TH AV SW	
18	005	343850	3147	5/16/03	\$289,950	2050	0	8	2003	3	6064	N	N	7138 17TH AV SW	
18	005	343850	2667	12/11/02	\$299,999	2300	0	8	2003	3	5993	N	N	6746 18TH AV SW	
18	005	343850	2720	2/11/03	\$340,000	1630	1630	9	1954	3	20378	N	N	6727 16TH AV SW	
77	006	812210	0930	4/8/03	\$135,000	500	0	5	1928	3	5120	N	N	7328 31ST AV SW	
77	006	436370	0095	2/4/03	\$180,000	560	220	5	1918	4	7860	N	N	7951 30TH AV SW	
77	006	926920	0545	11/5/03	\$225,000	620	0	5	1926	4	4797	N	N	7552 31ST AV SW	
77	006	812210	0910	3/26/03	\$254,950	640	0	5	1928	3	5120	N	N	7344 31ST AV SW	
77	006	812210	0835	11/7/03	\$168,000	670	0	5	1926	3	5120	N	N	7113 30TH AV SW	
77	006	534720	0230	8/26/02	\$177,000	760	0	5	1953	4	4920	N	N	9449 34TH AV SW	
77	006	436520	0045	9/17/02	\$195,500	780	0	5	1923	3	7200	N	N	8826 35TH AV SW	
77	006	812210	0610	4/25/02	\$166,950	530	0	6	1926	3	5040	N	N	7146 32ND AV SW	
77	006	935290	0575	2/14/02	\$143,300	620	0	6	1941	3	5120	N	N	9230 21ST AV SW	
77	006	815010	0105	1/24/02	\$171,000	620	0	6	1941	3	4800	N	N	7937 34TH AV SW	
77	006	815010	0265	7/18/02	\$209,950	620	0	6	1941	4	4760	N	N	8129 34TH AV SW	
77	006	815010	0245	11/20/02	\$200,000	620	0	6	1941	3	4760	N	N	8145 34TH AV SW	
77	006	815010	0250	7/1/03	\$212,650	620	0	6	1941	3	4760	N	N	8141 34TH AV SW	
77	006	815010	0240	8/7/03	\$224,500	620	0	6	1941	3	4760	N	N	8149 34TH AV SW	
77	006	815010	0275	9/24/03	\$235,000	620	0	6	1941	3	4760	N	N	8121 34TH AV SW	

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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	006	926920	0580	5/27/03	\$239,500	630	0	6	1928	3	7380	N	N	7526 31ST AV SW
77	006	193230	0115	6/24/02	\$170,500	640	0	6	1919	3	6254	N	N	7756 35TH AV SW
77	006	500500	0030	2/24/03	\$160,000	650	0	6	1942	3	5680	N	N	9222 22ND AV SW
77	006	500500	0055	5/1/02	\$159,950	670	0	6	1942	3	5680	N	N	9242 22ND AV SW
77	006	926920	0690	1/22/03	\$173,400	670	0	6	1941	4	4920	N	N	7541 30TH AV SW
77	006	926920	0665	3/20/03	\$175,000	670	0	6	1941	3	4920	N	N	7521 30TH AV SW
77	006	926920	0615	4/28/03	\$191,000	670	0	6	1941	3	4331	N	N	3023 SW WEBSTER ST
77	006	926920	0781	3/12/03	\$155,000	670	0	6	1941	3	4270	N	N	7502 30TH AV SW
77	006	500500	0275	6/13/02	\$170,900	670	0	6	1941	4	4000	N	N	9439 21ST AV SW
77	006	500500	0295	11/11/02	\$180,000	670	0	6	1941	3	4000	N	N	9455 21ST AV SW
77	006	500500	0145	1/24/03	\$164,950	670	0	6	1941	3	4000	N	N	9255 21ST AV SW
77	006	500500	0090	8/25/03	\$180,000	670	0	6	1941	3	4000	N	N	9211 21ST AV SW
77	006	193230	0445	10/27/03	\$230,000	690	450	6	1952	3	5535	N	N	7732 32ND AV SW
77	006	745250	0365	1/29/03	\$180,000	700	0	6	1950	3	5400	N	N	9238 32ND AV SW
77	006	745250	0275	5/16/02	\$176,000	700	0	6	1951	3	5000	N	N	9319 31ST PL SW
77	006	745250	0580	3/21/03	\$188,000	700	0	6	1951	3	5000	N	N	9356 31ST PL SW
77	006	745250	0270	8/27/03	\$188,000	700	0	6	1951	3	5000	N	N	9323 31ST PL SW
77	006	948570	0290	6/10/03	\$184,950	710	120	6	1953	3	7440	N	N	8143 22ND AV SW
77	006	812210	0795	3/27/02	\$168,000	710	0	6	1942	3	5120	N	N	7118 31ST AV SW
77	006	745250	0190	7/16/03	\$214,950	710	0	6	1950	3	5050	N	N	9258 34TH AV SW
77	006	812210	0560	1/10/03	\$186,500	710	0	6	1942	3	5040	N	N	7333 31ST AV SW
77	006	812210	0635	7/3/02	\$200,000	720	350	6	1927	4	5040	N	N	7126 32ND AV SW
77	006	926920	0270	7/26/02	\$239,500	720	0	6	1925	3	7380	N	N	7517 32ND AV SW
77	006	681810	0035	12/6/02	\$180,000	720	0	6	1944	3	5989	N	N	7703 30TH AV SW
77	006	926920	0650	9/6/02	\$161,850	720	0	6	1941	3	4920	N	N	7509 30TH AV SW
77	006	534720	0220	2/13/02	\$140,000	720	0	6	1947	3	4758	N	N	3404 SW ROXBURY ST
77	006	436470	0320	3/8/02	\$195,000	730	0	6	1919	3	7560	N	N	8409 30TH AV SW
77	006	681810	0185	3/4/03	\$184,600	730	0	6	1950	3	6350	N	N	7716 30TH AV SW
77	006	223500	0099	3/20/03	\$178,000	730	0	6	1949	3	6250	N	N	6737 34TH AV SW
77	006	223500	0109	8/13/03	\$178,000	730	0	6	1949	3	6250	N	N	6729 34TH AV SW
77	006	745250	0465	6/26/03	\$166,500	730	0	6	1951	3	6100	N	N	9327 31ST AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	006	812210	0695	4/23/03	\$198,000	730	0	6	1926	4	5040	N	N	7121 31ST AV SW
77	006	745250	0170	2/13/02	\$166,950	730	0	6	1950	3	4950	N	N	9234 34TH AV SW
77	006	926920	0248	3/20/03	\$237,700	730	0	6	1926	3	4920	N	N	7509 32ND AV SW
77	006	738750	0055	3/25/02	\$164,500	740	0	6	1947	3	8910	N	N	9258 23RD AV SW
77	006	436520	0890	3/13/02	\$179,000	740	0	6	1923	4	7740	N	N	9037 32ND AV SW
77	006	738750	0135	1/9/02	\$160,000	740	0	6	1947	3	5500	N	N	9220 24TH AV SW
77	006	738750	0170	5/21/02	\$164,500	740	0	6	1947	3	5500	N	N	9258 24TH AV SW
77	006	436370	0019	9/2/03	\$234,000	740	0	6	1930	4	5240	N	N	7907 30TH AV SW
77	006	436420	0046	7/8/03	\$190,500	750	0	6	1941	4	5120	N	N	7919 32ND AV SW
77	006	812210	0392	3/3/03	\$211,000	750	0	6	1942	4	5026	N	N	7317 32ND AV SW
77	006	193230	0535	1/28/03	\$190,000	750	0	6	1942	3	4920	N	N	7719 31ST AV SW
77	006	812210	0355	7/25/02	\$230,000	770	0	6	1925	4	7560	N	N	7310 34TH AV SW
77	006	436470	0030	5/14/03	\$209,500	770	0	6	1948	4	7140	N	N	8415 34TH AV SW
77	006	815010	0070	6/3/02	\$152,500	770	0	6	1940	3	6120	N	N	7956 35TH AV SW
77	006	812210	0905	10/9/03	\$184,700	770	0	6	1943	4	5120	N	N	7350 31ST AV SW
77	006	926920	0115	9/24/02	\$215,000	770	0	6	1948	3	4920	N	N	7525 34TH AV SW
77	006	193230	0495	9/19/02	\$199,950	780	0	6	1942	4	5289	N	N	7703 31ST AV SW
77	006	193230	0495	6/30/03	\$225,000	780	0	6	1942	4	5289	N	N	7703 31ST AV SW
77	006	193230	0515	10/1/02	\$177,150	780	0	6	1942	3	4920	N	N	7711 31ST AV SW
77	006	815010	0160	1/10/02	\$189,000	780	0	6	1940	4	4800	N	N	8106 35TH AV SW
77	006	815010	0175	7/2/03	\$174,500	780	0	6	1940	3	4800	N	N	8116 35TH AV SW
77	006	815010	0160	8/25/03	\$233,000	780	0	6	1940	4	4800	N	N	8106 35TH AV SW
77	006	436370	0315	11/21/02	\$240,000	790	970	6	1925	4	7860	N	N	8157 30TH AV SW
77	006	436420	0200	12/10/03	\$218,000	790	550	6	1913	4	7680	N	N	8126 32ND AV SW
77	006	812260	0205	5/21/03	\$251,850	790	400	6	1945	3	6396	Y	N	7108 28TH AV SW
77	006	926920	0814	2/11/03	\$230,200	790	0	6	1945	3	6125	N	N	7527 29TH AV SW
77	006	327780	1585	5/6/03	\$196,500	790	0	6	1948	3	6000	N	N	6557 34TH AV SW
77	006	812310	0080	6/26/03	\$253,000	790	0	6	1949	3	5040	N	N	3223 SW MYRTLE ST
77	006	745250	0645	10/29/03	\$212,000	790	0	6	1951	3	4876	N	N	9323 30TH AV SW
77	006	436570	0485	10/21/03	\$195,000	800	0	6	1924	3	9720	N	N	9051 21ST AV SW
77	006	193230	0385	5/13/02	\$185,400	800	0	6	1942	3	4000	N	N	7706 32ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	006	812260	0110	5/2/02	\$238,000	810	810	6	1945	3	6250	N	N	7333 28TH AV SW
77	006	812210	1100	1/22/03	\$200,000	810	110	6	1945	3	6500	N	N	7313 29TH AV SW
77	006	812210	1046	3/13/02	\$225,000	810	110	6	1942	3	6175	N	N	7356 30TH AV SW
77	006	812210	1230	4/18/03	\$238,000	810	0	6	1945	3	6630	N	N	7147 29TH AV SW
77	006	745250	0570	7/25/03	\$199,000	810	0	6	1951	3	5000	N	N	9346 31ST PL SW
77	006	812260	0100	4/4/02	\$210,000	820	0	6	1945	3	5776	N	N	7323 28TH AV SW
77	006	812260	0100	12/11/03	\$246,000	820	0	6	1945	3	5776	N	N	7323 28TH AV SW
77	006	738750	0330	11/26/02	\$191,500	830	360	6	1948	3	7480	N	N	9219 24TH AV SW
77	006	812210	0960	9/5/03	\$244,900	840	0	6	1924	4	5120	N	N	7306 31ST AV SW
77	006	812210	0730	9/30/02	\$196,950	840	0	6	1928	3	5040	N	N	7149 31ST AV SW
77	006	436520	0485	4/1/03	\$235,000	850	0	6	1926	3	7740	N	N	8838 30TH AV SW
77	006	436470	0365	9/4/03	\$264,950	850	0	6	1916	3	7560	N	N	8433 30TH AV SW
77	006	935290	0755	7/5/02	\$165,000	860	120	6	1920	3	5080	N	N	9408 21ST AV SW
77	006	948570	0175	6/14/02	\$229,500	860	0	6	1921	3	12160	N	N	2116 SW CLOVERDALE ST
77	006	745300	0035	3/20/02	\$150,300	860	0	6	1950	3	6264	N	N	9374 32ND AV SW
77	006	193230	0465	12/16/02	\$202,500	860	0	6	1990	3	6150	N	N	7746 32ND AV SW
77	006	193230	0165	9/3/02	\$219,000	860	0	6	1918	3	6150	N	N	7725 34TH AV SW
77	006	436370	0139	6/6/03	\$256,000	870	0	6	1922	3	8052	N	N	7920 30TH AV SW
77	006	745250	0165	12/31/02	\$157,000	870	0	6	1950	3	4950	N	N	9230 34TH AV SW
77	006	436470	1010	10/26/02	\$192,500	880	0	6	1920	5	7200	N	N	8644 35TH AV SW
77	006	910900	0010	8/20/02	\$195,000	880	0	6	1952	3	6500	N	N	9206 30TH AV SW
77	006	436420	0041	1/10/02	\$185,500	880	0	6	1941	3	5120	N	N	7916 34TH AV SW
77	006	745250	0455	10/13/03	\$202,000	890	0	6	1951	3	9225	N	N	3023 SW CAMBRIDGE ST
77	006	436520	0245	2/8/02	\$174,500	890	0	6	1924	4	7740	N	N	8826 32ND AV SW
77	006	436470	0955	12/26/02	\$230,500	890	0	6	1924	3	7200	N	N	8614 35TH AV SW
77	006	926920	0135	5/13/03	\$232,500	890	0	6	1942	3	4920	N	N	7541 34TH AV SW
77	006	926920	0190	4/16/03	\$225,000	890	0	6	1942	3	4920	N	N	7536 34TH AV SW
77	006	436520	0660	11/25/02	\$223,500	920	0	6	1940	4	7740	N	N	9022 31ST AV SW
77	006	436420	0275	7/31/02	\$225,000	920	0	6	1952	4	7680	N	N	8127 32ND AV SW
77	006	935290	0760	8/27/03	\$267,500	930	0	6	1940	5	5514	N	N	9400 21ST AV SW
77	006	745250	0220	1/23/02	\$200,000	930	0	6	1950	3	5150	N	N	9422 34TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	006	926920	0695	4/22/03	\$191,000	940	0	6	1941	3	4920	N	N	7545 30TH AV SW
77	006	926920	0550	12/24/03	\$239,500	940	0	6	1926	3	4920	N	N	7544 31ST AV SW
77	006	436520	0730	5/21/02	\$203,000	950	0	6	1928	3	8280	N	N	9003 31ST AV SW
77	006	436520	0935	5/14/03	\$221,500	950	0	6	1926	3	7380	N	N	9009 34TH AV SW
77	006	745250	0535	11/14/02	\$180,000	960	0	6	1951	3	5000	N	N	9310 31ST PL SW
77	006	362403	9097	3/14/02	\$212,950	970	0	6	1948	3	6936	N	N	8137 31ST AV SW
77	006	738750	0235	12/18/02	\$172,000	980	0	6	1948	3	8136	N	N	2409 SW BARTON ST
77	006	500500	0005	6/26/02	\$180,000	980	0	6	1942	3	6106	N	N	9202 22ND AV SW
77	006	436470	0155	11/25/02	\$260,000	990	0	6	1920	4	7560	N	N	8431 32ND AV SW
77	006	436520	0350	11/5/03	\$272,950	1000	0	6	1922	3	7680	N	N	8815 30TH AV SW
77	006	812210	1065	12/18/03	\$246,500	1020	170	6	1942	3	5850	Y	N	7334 30TH AV SW
77	006	745250	0110	4/18/02	\$189,500	1030	0	6	1950	3	6550	N	N	9221 32ND AV SW
77	006	500500	0065	8/15/03	\$206,000	1060	0	6	1942	4	5680	N	N	9250 22ND AV SW
77	006	926920	0230	3/25/02	\$186,000	1070	0	6	1920	3	6150	N	N	7504 34TH AV SW
77	006	738750	0190	4/25/03	\$191,700	1070	0	6	1947	4	5500	N	N	9418 24TH AV SW
77	006	745250	0840	11/26/02	\$186,000	1070	0	6	1951	3	5390	N	N	3010 SW CAMBRIDGE ST
77	006	436520	0745	4/17/03	\$272,500	1080	0	6	1923	3	7740	N	N	9014 32ND AV SW
77	006	738750	0020	11/1/02	\$169,000	1080	0	6	1947	3	5115	N	N	9220 23RD AV SW
77	006	745250	0340	6/20/03	\$217,000	1080	0	6	1950	3	4930	N	N	3117 SW BARTON ST
77	006	745250	0195	7/22/02	\$217,000	1090	0	6	1950	3	5050	N	N	9262 34TH AV SW
77	006	436520	0195	9/18/03	\$286,900	1100	0	6	1923	3	7740	N	N	8857 32ND AV SW
77	006	436420	0325	3/21/03	\$180,000	1100	0	6	1920	3	7680	N	N	8157 32ND AV SW
77	006	745300	0120	4/15/02	\$192,300	1100	0	6	1951	3	6300	N	N	9374 31ST PL SW
77	006	738750	0215	1/22/02	\$150,000	1110	0	6	1947	3	5500	N	N	9444 24TH AV SW
77	006	948570	0083	3/10/03	\$166,900	1120	0	6	1925	3	7200	N	N	2408 SW CLOVERDALE ST
77	006	738750	0185	4/15/03	\$173,000	1140	0	6	1947	4	5500	N	N	9412 24TH AV SW
77	006	745250	0395	6/7/03	\$244,950	1140	0	6	1950	3	5000	N	N	9324 32ND AV SW
77	006	935290	0875	5/13/03	\$232,950	1150	0	6	1918	4	5132	N	N	9436 20TH AV SW
77	006	193230	0125	10/7/02	\$251,000	1190	0	6	1916	3	6314	N	N	3409 SW HOLDEN ST
77	006	812210	1150	4/22/03	\$200,000	1190	0	6	1942	4	5200	Y	N	7148 30TH AV SW
77	006	812870	0015	9/10/03	\$216,500	1200	0	6	1922	4	7808	N	N	7910 29TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	006	436520	0460	3/11/02	\$206,800	1210	0	6	1924	3	7680	N	N	8820 30TH AV SW
77	006	738750	0015	10/22/03	\$202,500	1220	0	6	1947	4	5115	N	N	9214 23RD AV SW
77	006	436370	0350	6/26/03	\$244,950	1240	0	6	1956	4	7500	N	N	8113 29TH AV SW
77	006	193230	0505	11/4/03	\$239,950	1240	0	6	1942	3	4920	N	N	7707 31ST AV SW
77	006	812210	0320	3/13/02	\$229,870	1270	0	6	1927	4	5040	Y	N	7336 34TH AV SW
77	006	436470	0720	9/9/02	\$231,250	1280	0	6	1925	5	7619	N	N	3103 SW CLOVERDALE ST
77	006	436470	0655	5/22/03	\$254,000	1330	0	6	1953	3	7560	N	N	8626 31ST AV SW
77	006	436370	0412	6/12/03	\$216,000	1360	0	6	1948	3	4800	N	N	8155 29TH AV SW
77	006	812210	0445	4/22/02	\$291,000	1380	0	6	1928	3	5418	N	N	7358 32ND AV SW
77	006	812210	0880	9/23/02	\$260,000	1390	420	6	1928	3	5120	N	N	7151 30TH AV SW
77	006	738750	0105	5/20/02	\$189,950	1400	0	6	1947	4	8910	N	N	9444 23RD AV SW
77	006	436470	0255	6/5/03	\$251,000	1490	0	6	1954	3	7560	N	N	8433 31ST AV SW
77	006	436370	0251	3/8/02	\$265,000	1530	0	6	1927	3	10480	N	N	8121 30TH AV SW
77	006	738750	0205	7/30/03	\$200,000	1600	0	6	1947	4	5500	N	N	9434 24TH AV SW
77	006	948570	0140	4/14/03	\$192,000	1760	0	6	1959	3	7068	N	N	8427 22ND AV SW
77	006	812210	0500	1/23/02	\$238,000	710	0	7	1927	4	5040	N	N	7312 32ND AV SW
77	006	926920	0150	10/21/03	\$261,100	720	120	7	1923	4	4920	N	N	7553 34TH AV SW
77	006	436520	0855	10/17/03	\$243,000	740	0	7	1922	3	7740	N	N	9021 32ND AV SW
77	006	223500	0080	4/22/03	\$192,000	750	0	7	1949	4	5250	N	N	6757 34TH AV SW
77	006	935290	0505	4/19/03	\$210,000	770	160	7	1953	3	5120	N	N	9233 20TH AV SW
77	006	815010	0211	10/22/02	\$205,000	790	0	7	1944	3	4680	N	N	8312 35TH AV SW
77	006	812210	0290	10/16/02	\$257,000	810	130	7	1925	4	5000	N	N	7157 32ND AV SW
77	006	436520	0186	9/13/02	\$197,950	810	0	7	1948	3	4800	N	N	8850 34TH AV SW
77	006	812310	0075	2/6/03	\$189,000	830	100	7	1930	3	5000	N	N	7106 34TH AV SW
77	006	223500	0025	9/3/03	\$231,850	840	0	7	1928	3	4560	Y	N	6718 35TH AV SW
77	006	815010	0030	8/11/03	\$227,550	900	0	7	1941	3	7200	N	N	7924 35TH AV SW
77	006	260830	0100	6/9/03	\$210,000	920	140	7	1955	3	6450	N	N	8123 DELRIDGE WY SW
77	006	534720	0180	12/16/02	\$233,000	930	200	7	1944	3	5760	N	N	9432 35TH AV SW
77	006	534720	0045	11/7/02	\$249,950	940	280	7	1929	3	4800	N	N	9236 35TH AV SW
77	006	436470	0890	4/22/03	\$220,000	940	0	7	1953	3	7560	N	N	8632 34TH AV SW
77	006	926920	0500	9/11/03	\$249,950	940	0	7	1951	3	4920	N	N	7529 31ST AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	006	745100	0105	5/8/03	\$235,000	950	0	7	1954	3	7500	N	N	8802 28TH AV SW
77	006	812210	0055	9/9/03	\$172,950	960	0	7	1925	3	4760	N	N	7318 35TH AV SW
77	006	812210	0060	12/17/02	\$275,000	960	0	7	1925	3	4720	N	N	7312 35TH AV SW
77	006	681810	0245	1/29/02	\$242,500	990	0	7	1911	5	6604	Y	N	7746 30TH AV SW
77	006	935290	0810	7/18/03	\$184,500	1000	190	7	1955	3	4720	N	N	9435 18TH AV SW
77	006	223500	0050	5/28/02	\$261,000	1000	0	7	1953	3	4560	Y	N	6738 35TH AV SW
77	006	436520	0755	3/5/02	\$195,000	1010	0	7	1952	3	7740	N	N	9021 31ST AV SW
77	006	926920	0315	1/20/03	\$204,450	1010	0	7	1958	3	5904	N	N	7545 32ND AV SW
77	006	362403	9161	1/28/03	\$201,000	1020	0	7	1967	3	5576	N	N	9453 25TH AV SW
77	006	926920	0344	12/16/02	\$209,950	1020	0	7	1942	3	4800	N	N	3122 SW HOLDEN ST
77	006	436370	0060	11/12/03	\$274,950	1030	480	7	1975	3	7860	N	N	7933 30TH AV SW
77	006	437850	0005	9/25/03	\$173,135	1030	0	7	1954	3	7991	N	N	9257 29TH AV SW
77	006	948570	0161	3/22/02	\$171,839	1030	0	7	1962	3	7611	N	N	8414 22ND AV SW
77	006	534720	0025	5/9/02	\$240,000	1030	0	7	1928	3	4800	N	N	9218 35TH AV SW
77	006	436470	0793	10/1/03	\$263,200	1040	750	7	1959	3	7560	N	N	8644 32ND AV SW
77	006	812210	0360	12/30/02	\$235,000	1040	0	7	1975	4	7560	N	N	7302 34TH AV SW
77	006	436470	0650	10/2/02	\$237,000	1040	0	7	1952	3	7560	N	N	8620 31ST AV SW
77	006	681810	0235	7/7/03	\$269,950	1040	0	7	1953	3	6096	N	N	7742 30TH AV SW
77	006	534720	0115	10/6/03	\$216,400	1040	0	7	1951	3	4800	N	N	9223 34TH AV SW
77	006	436520	0275	1/24/03	\$252,500	1050	460	7	1970	3	7740	N	N	8845 31ST AV SW
77	006	436420	0309	8/18/03	\$250,000	1050	0	7	1930	3	7125	N	N	8148 34TH AV SW
77	006	688250	0090	12/24/03	\$246,000	1060	360	7	1957	3	7920	N	N	9441 26TH AV SW
77	006	745250	0380	6/10/03	\$201,500	1060	0	7	1999	3	5000	N	N	9308 32ND AV SW
77	006	339060	0035	8/26/03	\$215,000	1090	0	7	1955	3	5335	N	N	2509 SW PORTLAND CT
77	006	085900	0080	3/12/03	\$237,000	1100	800	7	1966	3	7440	N	N	8630 24TH AV SW
77	006	362403	9146	10/24/02	\$265,000	1100	120	7	1957	4	6120	N	N	9215 31ST AV SW
77	006	362403	9064	5/20/02	\$239,000	1100	0	7	1958	3	6181	N	N	9220 32ND AV SW
77	006	436520	0270	9/3/02	\$243,000	1110	340	7	1970	3	7740	N	N	8839 31ST AV SW
77	006	935290	0400	9/24/03	\$231,200	1110	220	7	1955	3	6400	N	N	9244 20TH AV SW
77	006	260830	0050	10/21/03	\$209,000	1130	0	7	1960	3	6200	N	N	8111 22ND AV SW
77	006	688230	0095	4/17/03	\$242,000	1140	720	7	1957	4	7860	N	N	9247 26TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	006	948570	0276	9/22/02	\$220,000	1140	490	7	1962	3	7140	N	N	2216 SW THISTLE ST
77	006	926920	0871	5/20/03	\$268,000	1140	410	7	1945	4	6500	N	N	7544 29TH AV SW
77	006	362403	9153	9/22/03	\$263,200	1140	0	7	1959	3	9218	N	N	2202 SW ELMGROVE ST
77	006	812260	0160	7/17/03	\$287,000	1150	0	7	1945	3	6875	N	N	7322 28TH AV SW
77	006	223500	0075	5/8/03	\$203,000	1150	0	7	1926	3	4788	Y	N	6758 35TH AV SW
77	006	088000	0030	7/17/03	\$195,000	1160	0	7	1998	3	2157	N	N	2511 SW CLOVERDALE ST
77	006	436520	0840	10/11/02	\$219,950	1170	0	7	1954	3	7740	N	N	9008 34TH AV SW
77	006	436520	0840	10/7/03	\$255,000	1170	0	7	1954	3	7740	N	N	9008 34TH AV SW
77	006	812210	0715	12/2/02	\$232,000	1170	0	7	1942	4	7560	N	N	7143 31ST AV SW
77	006	745100	0120	9/8/03	\$235,950	1170	0	7	1954	3	7500	N	N	8820 28TH AV SW
77	006	223500	0040	12/3/03	\$266,500	1190	300	7	1951	4	4560	Y	N	6728 35TH AV SW
77	006	436470	0260	2/28/03	\$310,000	1200	900	7	1921	4	7560	N	N	8432 32ND AV SW
77	006	260830	0095	12/17/03	\$224,900	1220	140	7	1955	3	6063	N	N	8127 DELRIDGE WY SW
77	006	798540	0220	3/11/02	\$232,500	1220	0	7	1914	4	4922	N	N	7706 28TH AV SW
77	006	436470	0985	2/19/03	\$210,000	1240	0	7	1949	4	7080	N	N	8633 34TH AV SW
77	006	812210	0270	7/17/02	\$250,000	1250	0	7	1927	4	5000	N	N	7141 32ND AV SW
77	006	362403	9108	7/1/02	\$280,000	1300	570	7	1967	3	6750	N	N	7901 31ST AV SW
77	006	948570	0095	10/23/02	\$253,000	1310	1140	7	1984	3	7365	N	N	8421 24TH AV SW
77	006	926920	0944	11/26/03	\$267,900	1310	0	7	1952	4	6820	N	N	7513 28TH AV SW
77	006	745100	0040	10/14/02	\$229,000	1340	0	7	1954	3	7500	N	N	8845 28TH AV SW
77	006	798540	0175	12/2/02	\$228,500	1350	0	7	1957	3	6955	N	N	7719 26TH AV SW
77	006	935290	0650	6/20/02	\$183,000	1350	0	7	1956	3	5120	N	N	9425 20TH AV SW
77	006	436470	0565	6/19/03	\$339,900	1360	1120	7	1956	4	7560	N	N	8633 29TH AV SW
77	006	436520	0911	6/20/03	\$186,000	1360	0	7	1957	3	6960	N	N	3206 SW BARTON ST
77	006	088000	0010	8/26/02	\$199,950	1380	0	7	1998	3	1789	N	N	2519 SW CLOVERDALE ST
77	006	935290	0490	5/26/02	\$226,000	1440	0	7	1960	3	5218	N	N	9223 20TH AV SW
77	006	926920	0105	5/20/02	\$257,000	1440	0	7	1987	3	4920	N	N	7521 34TH AV SW
77	006	362403	9136	4/9/02	\$199,500	1450	0	7	1953	3	11400	N	N	2903 SW CAMBRIDGE ST
77	006	436470	0020	5/20/03	\$284,500	1470	300	7	1948	3	7200	N	N	8408 35TH AV SW
77	006	436470	0785	7/11/02	\$257,700	1500	0	7	1953	3	7560	N	N	8639 31ST AV SW
77	006	436420	0240	5/15/03	\$269,000	1500	0	7	1953	3	6912	N	N	8107 32ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
77	006	745100	0110	12/11/03	\$253,000	1570	0	7	1954	3	7500	N	N	8808 28TH AV SW	
77	006	436370	0085	6/2/03	\$231,950	1580	0	7	1952	3	7500	N	N	7944 31ST AV SW	
77	006	260830	0001	9/19/03	\$282,500	1580	0	7	1990	4	5761	N	N	8100 24TH AV SW	
77	006	223500	0020	10/29/02	\$215,500	1590	800	7	1928	3	4560	N	N	6714 35TH AV SW	
77	006	327780	1640	4/21/03	\$250,000	1690	0	7	1929	3	6480	N	N	6501 34TH AV SW	
77	006	327780	1405	12/17/03	\$205,000	1700	0	7	1959	3	6777	N	N	6502 34TH AV SW	
77	006	437850	0015	2/7/02	\$249,900	1760	0	7	1954	3	7800	N	N	9245 29TH AV SW	
77	006	436520	0400	5/19/03	\$229,000	1900	0	7	1952	3	7740	N	N	8844 31ST AV SW	
77	006	948570	0255	9/17/02	\$319,500	2020	0	7	2002	3	5458	N	N	8141 24TH AV SW	
77	006	926920	0250	4/21/03	\$350,000	2050	0	7	2003	3	4920	N	N	7513 32ND AV SW	
77	006	935290	0880	11/24/03	\$280,000	2090	0	7	1999	3	5132	N	N	9434 20TH AV SW	
77	006	926920	0232	2/11/03	\$317,000	2380	0	7	2003	3	3793	N	N	7500 34TH AV SW	
77	006	926920	0530	4/22/03	\$272,000	2490	0	7	1964	3	9840	Y	N	7557 31ST AV SW	
77	006	436520	0709	2/25/02	\$245,000	1120	1190	8	1947	3	9960	N	N	3004 SW BARTON ST	
77	006	926920	0540	11/20/03	\$360,000	1260	590	8	1957	3	5043	N	N	7556 31ST AV SW	
77	006	383760	0030	5/28/02	\$247,000	1260	480	8	1959	3	6420	Y	N	7741 27TH AV SW	
77	006	757320	0006	7/31/02	\$273,500	1340	140	8	1950	3	4400	N	N	6908 35TH AV SW	
77	006	436370	0014	10/11/02	\$347,500	2390	0	8	1922	4	10349	N	N	7903 30TH AV SW	
77	008	211470	0525	8/12/02	\$120,000	500	0	5	1916	4	3480	N	N	7755 HIGHLAND PARK WY SW	
77	008	797260	0650	4/5/02	\$125,000	530	0	5	1947	3	1540	N	N	7952 11TH AV SW	
77	008	329870	0025	3/20/02	\$156,450	540	0	5	1921	3	4662	N	N	8826 16TH AV SW	
77	008	789980	0015	7/17/02	\$180,000	550	0	5	1954	3	5120	N	N	8810 17TH AV SW	
77	008	211270	0375	6/18/03	\$164,000	580	0	5	1920	5	4000	N	N	7745 13TH AV SW	
77	008	797260	0915	8/6/03	\$148,000	610	0	5	1941	3	5950	N	N	8114 11TH AV SW	
77	008	329870	0245	8/28/03	\$181,000	630	0	5	1921	3	6466	N	N	8848 13TH AV SW	
77	008	775050	0480	4/9/03	\$129,800	700	0	5	1941	3	3480	N	N	9029 8TH AV SW	
77	008	211320	0345	1/3/02	\$176,000	720	0	5	1918	5	5160	N	N	7729 18TH AV SW	
77	008	430220	0800	3/21/03	\$200,000	720	0	5	1921	4	5160	N	N	8437 17TH AV SW	
77	008	211270	0050	3/7/03	\$178,450	720	0	5	1919	3	4000	N	N	7737 15TH AV SW	
77	008	789980	0155	1/15/02	\$115,500	740	0	5	1943	3	5120	N	N	8805 16TH AV SW	
77	008	537020	0195	3/27/02	\$149,400	750	0	5	1942	4	5080	N	N	9029 11TH AV SW	

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
77	008	537020	0200	4/15/02	\$160,500	750	0	5	1942	4	5080	N	N	9033 11TH AV SW	
77	008	537020	0195	10/13/03	\$164,000	750	0	5	1942	4	5080	N	N	9029 11TH AV SW	
77	008	537020	0205	4/15/02	\$155,000	770	0	5	1942	4	5080	N	N	9037 11TH AV SW	
77	008	211470	0865	7/1/02	\$185,000	770	0	5	1918	5	4760	N	N	7752 12TH AV SW	
77	008	775050	0265	10/8/03	\$184,250	790	0	5	1919	3	4760	N	N	9038 10TH AV SW	
77	008	430220	0595	12/27/02	\$171,000	820	0	5	1928	3	4275	N	N	8602 17TH AV SW	
77	008	797260	3155	1/14/02	\$175,250	830	0	5	1919	3	7620	N	N	8656 12TH AV SW	
77	008	797260	0980	7/14/03	\$185,000	870	0	5	1952	4	7140	N	N	8127 10TH AV SW	
77	008	211270	0500	7/23/02	\$210,000	920	450	5	1918	3	7700	Y	N	7712 14TH AV SW	
77	008	211470	0795	11/18/03	\$185,000	920	0	5	1919	4	4760	N	N	7753 11TH AV SW	
77	008	797260	1180	4/17/02	\$215,000	930	860	5	1933	5	6350	N	N	8109 8TH AV SW	
77	008	797260	3140	2/5/02	\$190,000	990	0	5	1919	3	5100	N	N	8638 12TH AV SW	
77	008	211370	0770	1/24/02	\$198,000	1070	0	5	1941	3	6000	N	N	8110 15TH AV SW	
77	008	537020	0115	11/12/03	\$160,000	1160	0	5	1920	3	9520	N	N	9028 11TH AV SW	
77	008	430320	0545	5/2/02	\$195,000	1250	380	5	1936	3	10320	N	N	7956 17TH AV SW	
77	008	797260	3190	7/14/03	\$217,000	1470	0	5	1943	3	6096	N	N	8623 11TH AV SW	
77	008	789980	0160	6/18/03	\$228,250	2120	0	5	1985	3	5132	N	N	8801 16TH AV SW	
77	008	797260	2702	7/2/03	\$189,000	670	110	6	1943	3	4040	N	N	8510 16TH AV SW	
77	008	797260	3095	9/22/03	\$185,000	670	0	6	1919	3	7200	N	N	8615 12TH AV SW	
77	008	430320	0508	4/11/03	\$169,875	680	0	6	1919	5	5547	N	N	7933 16TH AV SW	
77	008	797260	2281	6/18/03	\$184,950	690	0	6	1943	3	5207	N	N	8406 12TH AV SW	
77	008	211320	0400	2/6/02	\$142,000	700	0	6	1942	4	5160	N	N	7744 20TH AV SW	
77	008	430220	0220	9/9/03	\$230,000	710	0	6	1920	4	10320	N	N	8657 18TH AV SW	
77	008	797260	3320	8/1/03	\$185,000	710	0	6	1943	3	4480	N	N	8614 10TH AV SW	
77	008	329870	0831	7/12/02	\$160,000	710	0	6	1942	3	4305	N	N	9243 12TH AV SW	
77	008	329870	0810	9/25/03	\$169,950	710	0	6	1942	4	4200	N	N	9223 12TH AV SW	
77	008	329870	0842	12/12/03	\$159,950	710	0	6	1942	3	4095	N	N	9246 13TH AV SW	
77	008	797260	3955	9/2/03	\$182,000	720	430	6	1943	3	6525	N	N	9258 12TH AV SW	
77	008	211370	0125	1/15/02	\$165,000	720	190	6	1943	3	4000	N	N	7920 13TH AV SW	
77	008	211370	0125	9/11/03	\$231,000	720	400	6	1943	4	4000	N	N	7920 13TH AV SW	
77	008	211370	0890	8/8/03	\$250,000	720	100	6	1942	4	4240	N	N	8145 14TH AV SW	

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
77	008	329870	0701	3/22/02	\$156,500	720	0	6	1946	3	7215	N	N	9202 14TH AV SW	
77	008	797260	3931	11/22/02	\$168,200	720	0	6	1943	3	6345	N	N	9230 12TH AV SW	
77	008	797260	3916	12/4/02	\$174,950	720	0	6	1943	4	6255	N	N	9212 12TH AV SW	
77	008	430320	0565	6/10/03	\$179,000	720	0	6	1943	3	5160	N	N	7940 17TH AV SW	
77	008	430270	0400	3/17/03	\$224,950	720	0	6	1927	3	5134	N	N	8136 18TH AV SW	
77	008	797260	3315	1/15/03	\$186,000	720	0	6	1943	3	4480	N	N	8610 10TH AV SW	
77	008	329870	0811	9/17/02	\$157,800	720	0	6	1942	4	4410	N	N	9219 12TH AV SW	
77	008	329870	0826	12/3/02	\$148,000	720	0	6	1942	3	4305	N	N	9231 12TH AV SW	
77	008	211370	0415	11/3/03	\$227,500	720	0	6	1943	4	4200	N	N	7928 15TH AV SW	
77	008	329870	0902	4/5/02	\$154,950	720	0	6	1942	3	4160	N	N	9453 12TH AV SW	
77	008	329870	0010	9/10/03	\$199,500	720	0	6	1943	4	4070	N	N	1509 SW TRENTON ST	
77	008	797260	2020	1/13/03	\$179,950	730	180	6	1943	3	4800	N	N	8450 9TH AV SW	
77	008	797260	2000	7/24/03	\$188,500	730	0	6	1943	3	4880	N	N	8426 9TH AV SW	
77	008	211270	0355	4/23/02	\$167,000	740	200	6	1918	4	4000	N	N	7725 13TH AV SW	
77	008	329870	0322	7/16/03	\$170,000	740	0	6	1942	4	4876	N	N	9036 13TH AV SW	
77	008	329870	0102	6/25/03	\$158,950	740	0	6	1942	4	4440	N	N	8818 15TH AV SW	
77	008	430220	0400	10/18/03	\$164,803	750	200	6	1947	3	6144	N	N	8640 18TH AV SW	
77	008	797260	3310	6/10/02	\$160,000	750	0	6	1943	3	5264	N	N	8602 10TH AV SW	
77	008	329870	1025	9/9/03	\$182,500	750	0	6	1943	3	5217	N	N	9409 14TH AV SW	
77	008	329870	0336	6/4/03	\$174,000	750	0	6	1942	4	4876	N	N	9040 13TH AV SW	
77	008	329870	1045	6/25/02	\$166,000	750	0	6	1943	3	4662	N	N	9425 14TH AV SW	
77	008	329870	0961	10/10/02	\$185,500	750	0	6	1942	3	4440	N	N	9425 13TH AV SW	
77	008	329870	1027	10/1/03	\$149,200	750	0	6	1943	3	4125	N	N	1407 SW CAMBRIDGE ST	
77	008	329870	0050	10/17/03	\$162,000	750	0	6	1942	3	4125	N	N	1506 SW HENDERSON ST	
77	008	329870	1026	10/2/03	\$176,500	760	0	6	1943	4	4125	N	N	1403 SW CAMBRIDGE ST	
77	008	797260	0960	10/23/03	\$212,000	770	0	6	1921	4	9520	N	N	8149 10TH AV SW	
77	008	430320	0154	5/22/02	\$190,000	770	0	6	1948	3	6579	N	N	7903 18TH AV SW	
77	008	430320	0189	8/11/03	\$168,500	770	0	6	1948	4	6450	N	N	7931 18TH AV SW	
77	008	211320	0590	5/27/03	\$158,500	770	0	6	1951	3	6300	N	N	7706 DELRIDGE WY SW	
77	008	329870	0365	9/11/03	\$193,000	770	0	6	1948	3	5772	N	N	9018 14TH AV SW	
77	008	797260	2440	12/5/02	\$155,000	780	0	6	1947	3	7620	N	N	8416 13TH AV SW	

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	008	430270	0531	11/13/02	\$200,000	780	0	6	1948	4	5200	N	N	8156 17TH AV SW
77	008	430270	0531	11/3/03	\$216,100	780	0	6	1948	4	5200	N	N	8156 17TH AV SW
77	008	329870	0857	4/24/02	\$174,400	780	0	6	1942	4	4305	N	N	9408 13TH AV SW
77	008	211370	0565	6/26/02	\$168,000	780	0	6	1942	4	4000	N	N	7932 16TH AV SW
77	008	789980	0545	6/26/02	\$230,000	790	100	6	1999	3	9728	N	N	8859 20TH AV SW
77	008	797260	2650	8/16/02	\$182,000	790	0	6	1949	4	7320	N	N	1415 SW THISTLE ST
77	008	329870	0306	3/22/03	\$167,500	790	0	6	1942	4	4346	N	N	9009 12TH AV SW
77	008	430220	0840	10/10/02	\$200,000	800	390	6	1947	3	6400	N	N	8444 18TH AV SW
77	008	329870	0942	12/8/03	\$195,900	800	140	6	1950	4	4440	N	N	9409 13TH AV SW
77	008	797260	3020	9/19/03	\$187,500	800	0	6	1942	3	5950	N	N	8616 13TH AV SW
77	008	329870	0971	7/28/03	\$215,000	810	500	6	1930	4	6771	N	N	9444 14TH AV SW
77	008	211320	0120	9/5/03	\$194,950	810	0	6	1918	3	5160	N	N	7728 17TH AV SW
77	008	211520	0020	8/26/03	\$240,000	820	770	6	1940	3	13760	Y	N	734 SW AUSTIN ST
77	008	211470	0895	5/27/03	\$180,000	820	450	6	1952	4	4760	N	N	7732 12TH AV SW
77	008	797260	4620	3/26/03	\$159,965	820	0	6	1959	3	7620	N	N	9414 6TH AV SW
77	008	211270	0095	2/13/02	\$135,950	820	0	6	1919	3	6000	N	N	7740 16TH AV SW
77	008	430270	0325	8/12/02	\$175,000	820	0	6	1930	3	5160	N	N	8117 17TH AV SW
77	008	211370	1100	9/26/02	\$194,000	830	720	6	1945	3	4040	N	N	8133 12TH AV SW
77	008	797260	2845	8/15/03	\$227,500	830	130	6	1921	3	6678	N	N	8704 16TH AV SW
77	008	329870	0216	5/30/02	\$210,000	830	100	6	1941	3	6420	N	N	8803 12TH AV SW
77	008	797260	0595	5/27/03	\$196,000	830	0	6	1937	3	7320	N	N	7909 9TH AV SW
77	008	797260	3025	9/25/03	\$180,000	830	0	6	1942	3	5950	N	N	8622 13TH AV SW
77	008	797260	3050	7/23/02	\$194,150	830	0	6	1942	3	5950	N	N	8652 13TH AV SW
77	008	211370	0150	4/23/02	\$198,000	840	420	6	1949	3	4000	N	N	7904 13TH AV SW
77	008	797260	4645	3/19/02	\$150,000	860	0	6	1942	3	7620	N	N	9442 6TH AV SW
77	008	797260	2130	12/5/03	\$170,000	860	0	6	1921	4	7320	N	N	8459 9TH AV SW
77	008	797260	3015	10/7/03	\$185,000	860	0	6	1942	3	5950	N	N	8612 13TH AV SW
77	008	211370	0745	10/30/02	\$150,100	860	0	6	1952	3	5000	N	N	8106 16TH AV SW
77	008	211320	0285	7/11/03	\$215,000	880	230	6	1958	3	6450	N	N	7714 18TH AV SW
77	008	211320	0595	8/16/02	\$117,000	880	0	6	1951	3	6300	N	N	7702 DELRIDGE WY SW
77	008	789980	0365	4/21/03	\$163,790	880	0	6	1947	3	5120	N	N	8842 20TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	008	329870	0895	12/12/02	\$172,500	880	0	6	1942	3	4264	N	N	9452 13TH AV SW
77	008	211370	0610	7/26/02	\$215,000	890	120	6	1947	4	4479	N	N	8101 15TH AV SW
77	008	211320	0065	5/1/02	\$178,900	890	0	6	1924	4	7740	N	N	7749 16TH AV SW
77	008	430220	0545	4/8/02	\$162,950	890	0	6	1953	3	5160	N	N	8644 17TH AV SW
77	008	430220	0535	5/6/02	\$173,000	900	0	6	1952	3	5160	N	N	8652 17TH AV SW
77	008	797260	3350	5/13/03	\$177,500	900	0	6	1943	4	4480	N	N	8650 10TH AV SW
77	008	797260	1860	10/29/02	\$165,000	910	0	6	1971	3	7620	N	N	8421 6TH AV SW
77	008	797260	0795	5/28/03	\$236,000	910	0	6	1921	4	5080	N	N	7907 11TH AV SW
77	008	513200	0175	5/27/03	\$190,000	910	0	6	1919	3	5000	N	N	8800 12TH AV SW
77	008	329870	0480	2/5/02	\$169,500	920	0	6	1926	4	6660	N	N	9033 15TH AV SW
77	008	211320	0220	9/5/02	\$169,500	920	0	6	1916	4	5160	N	N	7749 17TH AV SW
77	008	430270	0540	9/15/03	\$176,000	920	0	6	1951	4	5160	N	N	8148 17TH AV SW
77	008	329870	0086	6/11/02	\$185,000	920	0	6	1942	5	4125	N	N	1413 SW TRENTON ST
77	008	430220	0615	12/23/03	\$182,450	930	930	6	1918	5	5120	N	N	8409 16TH AV SW
77	008	211370	1170	11/21/02	\$189,950	930	0	6	1943	4	4500	N	N	8128 13TH AV SW
77	008	329870	0165	8/23/02	\$215,000	940	940	6	1954	5	6771	N	N	8845 13TH AV SW
77	008	430220	0305	12/15/03	\$235,000	950	200	6	1920	4	9417	N	N	8603 17TH AV SW
77	008	329870	0161	3/29/02	\$163,500	950	0	6	1942	3	6771	N	N	8827 13TH AV SW
77	008	797260	0550	3/27/02	\$210,000	960	320	6	1944	4	5080	N	N	7956 10TH AV SW
77	008	329870	0317	3/20/03	\$224,000	960	190	6	1942	3	4346	N	N	9018 13TH AV SW
77	008	211270	0610	7/29/03	\$173,000	970	0	6	1919	4	4087	N	N	7769 12TH AV SW
77	008	329870	0215	7/24/02	\$212,950	980	0	6	1916	4	7490	N	N	8809 12TH AV SW
77	008	329870	0321	7/25/02	\$241,000	990	990	6	1918	4	6466	N	N	9026 13TH AV SW
77	008	775050	0485	4/5/03	\$147,000	990	160	6	1917	3	4200	N	N	9027 8TH AV SW
77	008	797260	0490	3/29/02	\$241,000	1000	200	6	1949	3	7620	Y	N	7915 8TH AV SW
77	008	329870	0300	8/23/03	\$203,800	1010	200	6	1942	3	4346	N	N	9002 13TH AV SW
77	008	797260	0990	1/14/02	\$159,950	1010	140	6	1960	3	4760	N	N	8113 10TH AV SW
77	008	430270	0111	9/29/03	\$221,000	1030	400	6	1927	3	5177	N	N	8132 DELRIDGE WY SW
77	008	797260	1056	9/26/02	\$148,000	1030	0	6	1924	4	5400	N	N	8157 9TH AV SW
77	008	329870	0441	1/16/03	\$169,000	1040	0	6	1919	4	6771	N	N	9038 15TH AV SW
77	008	797260	1066	6/7/02	\$223,590	1050	600	6	1920	5	5750	N	N	8141 9TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	008	211270	0280	9/18/02	\$199,000	1050	200	6	1979	3	4000	N	N	7726 15TH AV SW
77	008	797260	2285	2/25/03	\$199,950	1050	0	6	1943	4	6375	N	N	8410 12TH AV SW
77	008	789980	0120	4/2/03	\$201,000	1050	0	6	1925	3	5120	N	N	8831 16TH AV SW
77	008	430220	0244	7/9/02	\$229,950	1090	600	6	1991	3	6400	N	N	8638 20TH AV SW
77	008	211370	1105	6/20/02	\$193,000	1100	0	6	1925	4	8160	N	N	8139 12TH AV SW
77	008	329870	0716	4/10/02	\$157,500	1110	0	6	1946	3	5550	N	N	9224 14TH AV SW
77	008	797260	3185	6/4/02	\$199,400	1120	0	6	1943	4	6096	N	N	8627 11TH AV SW
77	008	211270	0570	4/10/03	\$172,675	1120	0	6	1918	2	4001	N	N	7741 12TH AV SW
77	008	797260	2510	8/22/03	\$180,000	1140	0	6	1925	3	7620	N	N	8419 12TH AV SW
77	008	797260	0950	3/15/02	\$176,500	1160	0	6	1948	3	7140	N	N	1020 SW THISTLE ST
77	008	797260	3081	7/1/03	\$217,500	1160	0	6	1963	4	4800	N	N	8629 12TH AV SW
77	008	775050	0100	5/7/02	\$177,500	1190	0	6	1951	4	4760	N	N	8804 10TH AV SW
77	008	211470	0605	4/16/02	\$235,000	1220	450	6	1918	4	4200	N	N	7772 10TH AV SW
77	008	537020	0105	11/19/03	\$208,000	1280	0	6	1962	4	4760	N	N	9040 11TH AV SW
77	008	797260	0710	5/22/03	\$233,500	1320	500	6	1947	4	7620	N	N	7908 12TH AV SW
77	008	797260	4300	5/28/03	\$176,700	1390	0	6	1954	3	7620	N	N	9409 9TH AV SW
77	008	430220	0285	3/21/03	\$249,000	1470	0	6	1919	4	10240	N	N	8610 20TH AV SW
77	008	329870	0975	5/27/03	\$210,950	1540	500	6	1928	4	6771	N	N	9450 14TH AV SW
77	008	797260	4605	6/18/03	\$225,000	1740	0	6	1921	4	7620	N	N	9403 6TH AV SW
77	008	329870	0310	8/28/03	\$178,000	660	0	7	1949	4	6466	N	N	9015 12TH AV SW
77	008	329870	0937	6/11/02	\$178,500	750	0	7	1943	3	5217	N	N	9408 14TH AV SW
77	008	430270	0055	8/28/02	\$209,950	830	420	7	1954	3	7740	Y	N	8143 20TH AV SW
77	008	797260	2470	8/11/03	\$209,000	840	0	7	1947	3	7620	N	N	8450 13TH AV SW
77	008	211320	0485	6/25/02	\$230,000	870	810	7	1993	3	4640	Y	N	7721 20TH AV SW
77	008	430220	1120	12/4/03	\$239,500	910	240	7	1947	4	5120	N	N	8445 20TH AV SW
77	008	329870	0022	3/1/02	\$181,500	920	0	7	1947	3	5328	N	N	8816 16TH AV SW
77	008	329870	0022	3/10/03	\$200,000	920	0	7	1947	3	5328	N	N	8816 16TH AV SW
77	008	797260	4145	10/10/03	\$210,000	940	500	7	1963	3	7620	N	N	9442 11TH AV SW
77	008	797260	4135	8/23/02	\$222,500	940	440	7	1963	3	7620	N	N	9430 11TH AV SW
77	008	312404	9170	3/5/03	\$209,950	940	0	7	1954	3	9490	N	N	9037 3RD AV SW
77	008	211370	0215	8/26/02	\$181,000	950	0	7	1954	3	6000	N	N	7947 13TH AV SW

Improved Sales Used in this Annual Update Analysis
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	008	312404	9179	5/30/03	\$192,500	990	470	7	1956	3	9380	Y	N	9206 4TH AV SW
77	008	430220	0805	11/22/02	\$211,000	990	0	7	1964	3	5160	N	N	8441 17TH AV SW
77	008	797260	1675	5/8/03	\$302,000	1010	500	7	1969	3	8509	Y	N	8402 6TH AV SW
77	008	797260	3865	1/24/02	\$230,000	1020	1020	7	1963	4	7620	N	N	9251 10TH AV SW
77	008	797260	2806	11/17/02	\$240,000	1020	600	7	1958	3	8494	N	N	1401 SW CLOVERDALE ST
77	008	211370	1125	9/9/03	\$225,000	1020	0	7	1918	4	4120	N	N	8153 12TH AV SW
77	008	302404	9150	5/20/03	\$200,000	1030	0	7	1962	3	6600	N	N	7317 7TH PL SW
77	008	211270	0345	8/26/02	\$220,000	1040	390	7	1971	3	5000	N	N	7723 13TH AV SW
77	008	211470	0755	11/13/02	\$182,000	1050	0	7	1953	4	4800	N	N	7750 11TH AV SW
77	008	797260	3848	11/20/03	\$251,000	1060	770	7	1963	4	7493	N	N	9250 11TH AV SW
77	008	211270	0390	1/10/03	\$229,950	1070	290	7	1960	3	4000	N	N	7753 13TH AV SW
77	008	797260	1850	5/22/03	\$261,500	1080	700	7	1986	4	7620	N	N	8433 6TH AV SW
77	008	797260	2430	3/13/02	\$280,000	1080	550	7	1951	4	9779	N	N	8402 13TH AV SW
77	008	211370	0600	8/9/02	\$220,000	1080	0	7	1953	4	8000	N	N	7900 16TH AV SW
77	008	797260	2890	12/1/03	\$210,000	1080	0	7	1963	3	6850	N	N	1414 SW TRENTON ST
77	008	329870	0121	7/23/02	\$197,500	1090	0	7	1954	3	6882	N	N	8844 15TH AV SW
77	008	797260	1254	7/21/03	\$220,000	1100	400	7	1962	3	7620	N	N	8127 7TH AV SW
77	008	797260	2837	8/27/03	\$184,950	1100	0	7	1977	3	5000	N	N	8620 16TH AV SW
77	008	430270	0080	12/10/03	\$180,147	1110	0	7	1954	3	5200	N	N	8154 DELRIDGE WY SW
77	008	329870	0860	2/25/03	\$239,000	1120	800	7	1951	5	6776	N	N	9401 12TH AV SW
77	008	789980	0190	6/5/03	\$255,000	1130	1060	7	1959	4	7080	N	N	8824 18TH AV SW
77	008	329870	0965	9/15/03	\$212,000	1130	190	7	1928	3	8436	N	N	9437 13TH AV SW
77	008	643840	0045	4/23/02	\$270,000	1130	0	7	1953	3	15028	Y	N	710 SW OTHELLO ST
77	008	430220	0380	10/6/03	\$260,000	1150	1150	7	1962	3	5120	N	N	1722 SW TRENTON ST
77	008	789980	0418	7/28/03	\$275,000	1150	730	7	2003	3	4720	N	N	8835 18TH AV SW
77	008	430320	0100	4/16/02	\$226,950	1150	660	7	2002	3	5160	N	N	7940 DELRIDGE WY SW
77	008	797260	3710	4/26/02	\$215,000	1150	190	7	1969	3	8128	N	N	9208 10TH AV SW
77	008	329870	0816	5/9/03	\$250,000	1160	450	7	1953	4	6405	N	N	9220 13TH AV SW
77	008	430320	0115	2/22/02	\$226,950	1170	790	7	2001	3	5160	N	N	7928 DELRIDGE WY SW
77	008	430320	0120	7/11/02	\$226,950	1170	790	7	2001	3	5160	N	N	7924 DELRIDGE WY SW
77	008	430320	0115	1/20/03	\$241,500	1170	790	7	2001	3	5160	N	N	7928 DELRIDGE WY SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	008	430320	0110	9/11/02	\$226,950	1170	790	7	2001	3	5160	N	N	7932 DELRIDGE WY SW
77	008	430320	0105	6/17/02	\$226,950	1170	790	7	2001	3	5160	N	N	7936 DELRIDGE WY SW
77	008	430320	0080	6/18/03	\$228,950	1170	750	7	2003	3	5160	N	N	7956 DELRIDGE WY SW
77	008	797260	1698	6/26/03	\$285,000	1170	400	7	1969	4	7620	Y	N	8426 6TH AV SW
77	008	797260	1890	12/23/03	\$278,000	1180	200	7	1955	4	7620	N	N	8414 8TH AV SW
77	008	797260	4185	4/26/02	\$214,450	1180	0	7	1964	3	7620	Y	N	9425 10TH AV SW
77	008	797260	1885	12/19/03	\$217,000	1180	0	7	1955	3	7620	N	N	8408 8TH AV SW
77	008	211370	1075	8/18/03	\$235,900	1180	0	7	1988	3	4000	N	N	8113 12TH AV SW
77	008	797260	0430	11/18/03	\$201,500	1200	670	7	1954	3	7320	N	N	7930 9TH AV SW
77	008	789980	0030	8/14/03	\$251,000	1200	320	7	1953	4	10240	N	N	8820 17TH AV SW
77	008	797260	2485	4/18/02	\$235,000	1210	1000	7	1967	4	5080	N	N	8451 12TH AV SW
77	008	797260	4715	12/22/03	\$360,000	1210	350	7	1953	4	18000	Y	N	9414 5TH AV SW
77	008	430320	0150	9/5/03	\$228,713	1220	700	7	2003	2	4386	N	N	7902 DELRIDGE WY SW
77	008	211370	1090	7/23/02	\$244,900	1220	600	7	1994	3	4033	N	N	8127 12TH AV SW
77	008	211370	0535	3/11/02	\$223,140	1220	100	7	1929	3	7200	N	N	7956 16TH AV SW
77	008	797260	1920	9/20/02	\$208,000	1230	0	7	1956	3	7620	N	N	8450 8TH AV SW
77	008	430220	0685	9/5/03	\$229,950	1230	0	7	1978	3	5160	N	N	8452 17TH AV SW
77	008	430270	0485	7/7/03	\$286,000	1250	0	7	1921	4	5120	N	N	8125 16TH AV SW
77	008	797260	0900	5/6/03	\$215,000	1260	200	7	1948	3	8509	N	N	1107 SW ELMGROVE ST
77	008	211370	0155	8/6/03	\$280,000	1290	1290	7	1952	4	8002	N	N	7903 13TH AV SW
77	008	513200	0160	12/16/03	\$248,000	1300	0	7	1954	4	10000	N	N	8814 12TH AV SW
77	008	797260	2745	9/27/02	\$203,500	1300	0	7	1958	3	7946	N	N	1414 SW CLOVERDALE ST
77	008	329870	0136	7/27/03	\$260,000	1300	0	7	1957	3	6993	Y	N	1315 SW TRENTON ST
77	008	797260	3141	6/24/03	\$216,000	1300	0	7	1918	4	5080	N	N	8642 12TH AV SW
77	008	797260	3685	8/8/02	\$190,000	1330	0	7	1954	3	7320	N	N	9227 8TH AV SW
77	008	430220	0200	10/23/03	\$235,000	1350	1000	7	1963	4	5160	N	N	8637 18TH AV SW
77	008	312404	9175	6/18/03	\$225,000	1370	650	7	1928	4	9360	N	N	9063 3RD AV SW
77	008	797260	4445	10/4/02	\$209,000	1370	0	7	1957	3	7076	N	N	9444 8TH AV SW
77	008	797260	0788	3/27/02	\$255,000	1380	0	7	1995	3	5019	Y	N	7911 11TH AV SW
77	008	329870	0035	9/17/02	\$202,000	1400	0	7	1940	3	6605	N	N	8841 15TH AV SW
77	008	430270	0255	8/29/02	\$190,000	1400	0	7	1968	4	5120	N	N	8132 20TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	008	797260	0345	6/21/02	\$255,000	1410	170	7	1987	3	7650	Y	N	7958 8TH AV SW
77	008	797260	4315	8/20/03	\$170,000	1440	0	7	1954	3	7620	N	N	9408 9TH AV SW
77	008	329870	0375	7/26/02	\$244,300	1450	0	7	1947	3	6771	Y	N	9027 13TH AV SW
77	008	797260	3700	9/10/02	\$175,000	1470	0	7	1954	3	7320	N	N	9209 8TH AV SW
77	008	797260	2111	2/10/03	\$219,000	1480	0	7	1958	3	7200	N	N	8438 10TH AV SW
77	008	329870	0110	6/23/03	\$315,000	1490	1490	7	2003	3	6771	N	N	8833 14TH AV SW
77	008	797260	1225	1/30/03	\$270,000	1550	400	7	1997	3	7620	N	N	8144 8TH AV SW
77	008	797260	4685	7/11/03	\$224,000	1640	0	7	1916	3	7620	N	N	9425 5TH AV SW
77	008	797260	1825	5/27/03	\$330,000	1720	660	7	1979	4	7620	Y	N	8456 7TH AV SW
77	008	797260	3670	6/12/02	\$204,000	1760	0	7	1954	3	7320	N	N	9245 8TH AV SW
77	008	797260	4405	9/3/03	\$230,000	1830	0	7	1954	3	7320	N	N	9403 8TH AV SW
77	008	302404	9149	4/25/02	\$239,000	1920	0	7	1961	3	10430	Y	N	7310 6TH AV SW
77	008	329870	0836	11/20/02	\$259,000	1948	0	7	2002	3	4190	N	N	9251 12TH AV SW
77	008	329870	0854	1/31/03	\$244,000	1968	0	7	2002	3	4082	N	N	9259 12TH AV SW
77	008	430270	0130	5/5/03	\$292,000	1980	900	7	1990	4	4290	N	N	8118 DELRIDGE WY SW
77	008	211320	0334	10/9/02	\$312,500	2042	994	7	2002	3	5146	N	N	7721 18TH AV SW
77	008	430270	0135	10/9/02	\$293,000	2920	0	7	1967	3	6450	N	N	8110 DELRIDGE WY SW
77	008	329872	0110	8/26/03	\$249,950	1110	320	8	1982	3	7396	N	N	703 SW AUSTIN PL
77	008	211270	0600	4/2/03	\$226,110	1240	400	8	1977	3	5880	N	N	7763 12TH AV SW
77	008	302404	9180	12/17/02	\$300,950	1250	650	8	1999	3	7371	N	N	7734 7TH PL SW
77	008	797260	2060	6/19/02	\$311,000	1320	900	8	1997	3	7620	N	N	8421 8TH AV SW
77	008	797260	1595	12/15/03	\$365,000	1360	600	8	1937	4	18000	Y	N	8426 5TH AV SW
77	008	797260	0035	12/2/02	\$280,000	1410	500	8	1987	3	8994	N	N	7944 5TH AV SW
77	008	797260	1085	9/26/02	\$255,000	1500	0	8	1927	3	4600	N	N	8121 9TH AV SW
77	008	329870	0176	8/8/02	\$240,000	1520	840	8	1991	3	6771	Y	N	8858 14TH AV SW
77	008	797260	1386	11/14/02	\$275,000	1560	0	8	1986	3	6503	Y	N	8118 6TH AV SW
77	008	430270	0585	8/22/02	\$270,000	1600	1200	8	2002	3	5146	N	N	8116 17TH AV SW
77	008	797260	1360	8/7/02	\$327,000	1820	0	8	1986	4	10171	Y	N	8109 6TH AV SW
77	008	797260	1360	6/24/03	\$356,500	1820	0	8	1986	4	10171	Y	N	8109 6TH AV SW
77	008	797260	2656	4/22/02	\$285,000	1970	0	8	2002	3	5400	N	N	8411 14TH AV SW
77	008	797260	1492	8/21/03	\$325,000	1980	0	8	1995	3	9000	Y	N	8126 5TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 18 & 77
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
77	008	312404	9212	11/5/03	\$254,000	1990	0	8	1993	3	7239	N	N	9233 3RD AV SW
77	008	797260	0742	9/22/03	\$325,000	2180	0	8	2000	3	5100	N	N	7944 12TH AV SW
77	008	211270	0218	12/26/02	\$279,000	2380	0	8	1991	3	4000	Y	N	7759 14TH AV SW
77	008	211270	0215	10/21/02	\$287,000	2380	0	8	1991	3	4000	Y	N	7755 14TH AV SW
77	008	797260	1415	1/7/03	\$373,000	1950	230	9	1996	3	7650	Y	N	8139 5TH AV SW

Improved Sales Removed from this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
18	002	177260	0475	5/27/03	\$72,123	QC DEED; PARTIAL INT; AND OTHER WARNINGS
18	002	177260	0620	12/4/02	\$136,400	DIAGNOSTIC OUTLIER
18	002	177260	0635	9/12/02	\$165,000	DIAGNOSTIC OUTLIER
18	002	177310	0165	11/5/03	\$140,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	002	177310	0640	2/26/02	\$120,000	NON-PROFIT ORG; LEASE/LEASE-HOLD
18	002	177310	1025	8/8/03	\$89,069	PARTIAL INTEREST (103, 102, Etc.) DORRatio
18	002	177310	1840	2/7/03	\$80,000	DORRatio
18	002	343850	1467	8/28/03	\$72,231	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
18	002	343850	1981	8/29/02	\$133,000	IMP CHARACTERISTICS CHANGED SINCE SALE
18	002	343850	1997	12/8/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	002	343850	2132	12/15/03	\$184,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	002	343850	2171	2/11/03	\$175,000	DIAGNOSTIC OUTLIER
18	002	343850	2172	10/7/02	\$62,380	QC DEED; PARTIAL INT; AND OTHER WARNINGS
18	002	343850	2301	7/11/02	\$171,665	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	002	343850	2394	12/9/02	\$144,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	002	343850	2395	7/11/03	\$97,000	QC DEED; PARTIAL INT DORRatio
18	002	731240	0200	9/8/03	\$330,000	DIAGNOSTIC OUTLIER
18	002	731240	0330	12/8/03	\$197,950	DIAGNOSTIC OUTLIER
18	002	731240	0350	4/21/03	\$209,600	RELATED PARTY, FRIEND, OR NEIGHBOR
18	002	731240	0495	9/12/03	\$288,000	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
18	002	731290	0040	7/19/02	\$116,810	PARTIAL INT; RELATED PARTY, FRIEND, OR NGHBR
18	002	731290	0085	7/11/02	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	002	762870	0125	1/28/03	\$217,500	DIAGNOSTIC OUTLIER
18	002	762870	0125	5/22/02	\$136,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	002	789160	0090	10/25/02	\$162,500	QUESTIONABLE PER SALES IDENTIFICATION
18	002	789160	0140	11/1/02	\$148,000	QUIT CLAIM DEED
18	002	798540	0465	3/21/02	\$164,500	DIAGNOSTIC OUTLIER
18	002	798540	0470	11/18/03	\$106,500	DIAGNOSTIC OUTLIER
18	002	815060	0015	4/15/03	\$198,000	UnFinArea
18	002	815060	0145	12/17/03	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	002	815060	0205	2/5/02	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	002	928480	0085	1/18/02	\$86,776	DORRatio
18	002	928480	0844	1/14/02	\$38,874	RELATED PARTY, FRIEND, OR NGHBR; STMNT TO DOR
18	002	928480	0976	8/29/03	\$125,000	NON-REPRESENTATIVE SALE
18	002	928480	1120	4/25/02	\$141,000	DIAGNOSTIC OUTLIER
18	002	928480	1275	6/24/03	\$80,995	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	002	928480	1535	5/9/02	\$160,000	DIAGNOSTIC OUTLIER
18	002	929730	0980	1/29/02	\$230,000	DIAGNOSTIC OUTLIER
18	002	929730	0985	10/11/02	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	002	929730	1015	7/26/02	\$90,079	QC DEED; RELATED PARTY, FRIEND, OR NGHBR
18	002	929730	1055	1/29/02	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	002	929780	0155	1/16/02	\$51,586	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	002	929830	0020	9/25/03	\$357,500	Obsol
18	002	929830	0020	4/18/02	\$281,000	BANKRUPTCY - RECEIVER OR TRUSTEE Obsol
18	002	935800	1202	4/18/03	\$108,664	STATEMENT TO DOR DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
18	002	935800	1203	10/21/02	\$205,461	EXEMPT FROM EXCISE TAX
18	002	935800	1203	4/9/03	\$215,850	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	002	935800	1491	8/5/03	\$130,000	DIAGNOSTIC OUTLIER
18	002	935800	2250	9/15/03	\$300,000	UnFinArea
18	002	935800	2350	10/14/02	\$190,000	DIAGNOSTIC OUTLIER
18	002	935800	2440	4/9/03	\$140,100	%Compl
18	002	935800	2440	5/8/02	\$260,000	%Compl
18	003	177310	0890	9/20/02	\$54,500	DORRatio
18	003	177360	0490	2/11/03	\$255,900	BANKRUPTCY - RECEIVER OR TRUSTEE
18	003	177360	0628	6/4/02	\$205,000	DIAGNOSTIC OUTLIER
18	003	244460	0370	6/23/03	\$195,700	TRADE
18	003	244460	0440	8/28/03	\$155,777	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	003	343850	0005	2/24/03	\$357,000	DIAGNOSTIC OUTLIER
18	003	343850	0065	5/27/03	\$156,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	003	343850	0108	8/21/03	\$132,650	QC DEED; PARTIAL INT DORRatio
18	003	343850	0117	7/22/03	\$395,084	DIAGNOSTIC OUTLIER
18	003	343850	0117	9/10/02	\$70,500	DORRatio
18	003	343850	0185	4/7/03	\$277,500	Obsol
18	003	343850	0186	12/9/03	\$155,000	DIAGNOSTIC OUTLIER
18	003	343850	0210	12/9/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	003	343850	0248	11/21/02	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE
18	003	343850	0248	5/10/02	\$125,345	EXEMPT FROM EXCISE TAX
18	003	343850	0257	9/30/02	\$57,727	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18	003	754730	0940	5/14/02	\$138,000	ImpCount
18	003	754730	1310	8/12/03	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	003	754730	1630	4/23/02	\$175,000	DIAGNOSTIC OUTLIER
18	003	754730	1690	4/10/02	\$67,500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
18	003	788150	0390	8/26/03	\$110,000	DIAGNOSTIC OUTLIER
18	003	788150	0415	5/16/03	\$77,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	003	788150	0445	4/29/03	\$265,000	ImpCount
18	003	894180	0050	1/10/02	\$425,000	DIAGNOSTIC OUTLIER
18	003	934990	0195	2/7/02	\$170,630	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	005	168390	0090	12/5/03	\$39,894	QC DEED;REL PARTY,FRIEND,NGHBR
18	005	211270	0750	1/24/02	\$160,500	BANK OWNED PROP-IMP CHAR CHANGED SINCE SALE
18	005	211270	0840	4/25/02	\$171,950	DIAGNOSTIC OUTLIER
18	005	211270	0920	11/29/02	\$227,250	RELOCATION - SALE BY SERVICE
18	005	211270	0920	11/22/02	\$227,250	RELOCATION - SALE TO SERVICE
18	005	211270	1051	5/20/03	\$102,000	DIAGNOSTIC OUTLIER
18	005	211270	1130	3/7/03	\$224,950	SEGREGATION AND OR MERGER
18	005	211430	0010	2/26/03	\$108,000	DORRatio
18	005	211470	0335	3/26/03	\$148,000	IMP CHARACTERSTICS CHANGED SINCE SALE
18	005	211470	0335	12/10/03	\$219,950	DIAGNOSTIC OUTLIER
18	005	211520	0136	9/25/02	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	005	302404	9118	2/8/02	\$71,011	QC DEED; RELATED PARTY,FRIEND,OR NGHBR
18	005	343850	0339	5/6/02	\$150,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
18	005	343850	0530	1/28/03	\$75,000	IMP IN POOR CONDITION
18	005	343850	0660	2/13/03	\$33,053	QC DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
18	005	343850	0713	3/25/02	\$41,500	DORRatio
18	005	343850	0761	6/12/02	\$140,000	DIAGNOSTIC OUTLIER
18	005	343850	0779	7/2/03	\$155,000	PARTIAL INT; RELATED PARTY,FRIEND,OR NGHBR
18	005	343850	0805	9/4/03	\$180,667	GOVERNMENT AGENCY
18	005	343850	0818	10/28/02	\$210,000	Obsol
18	005	343850	1132	12/20/02	\$184,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
18	005	343850	1534	12/18/03	\$4,031	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	005	343850	1569	5/2/03	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	005	343850	1622	4/25/02	\$80,000	LACK OF REPRESENTATION
18	005	343850	1671	8/8/03	\$78,709	QC DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
18	005	343850	1761	8/21/03	\$160,000	DIAGNOSTIC OUTLIER
18	005	343850	1860	9/16/02	\$279,500	SEGREGATION ANDOR MERGER
18	005	343850	1869	11/3/03	\$329,950	%Compl ActivePermitBeforeSale>25K
18	005	343850	1870	11/13/03	\$336,950	%Compl ActivePermitBeforeSale>25K
18	005	343850	1871	7/26/02	\$249,000	SEGREGATION ANDOR MERGER
18	005	343850	2501	7/21/03	\$90,000	DORRatio
18	005	343850	2650	9/25/03	\$140,000	DIAGNOSTIC OUTLIER
18	005	343850	2654	1/6/03	\$160,491	RELATED PARTY, FRIEND, OR NEIGHBOR
18	005	343850	2667	7/16/02	\$60,000	DORRatio
18	005	343850	2713	11/8/02	\$87,978	PARTIAL INT; RELATED PARTY, FRIEND,OR NGHBR
18	005	343850	2764	6/14/02	\$95,000	NON-REPRESENTATIVE SALE
18	005	343850	2786	6/23/03	\$44,918	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
18	005	343850	2871	3/25/02	\$90,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR DORRatio
18	005	343850	2960	7/10/02	\$167,500	BANKRUPTCY - RECEIVER OR TRUSTEE
18	005	343850	2981	12/3/02	\$250,000	UnFinArea
18	005	343850	3035	7/2/02	\$181,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
18	005	343850	3120	4/16/02	\$15,000	DORRatio
18	005	343850	3134	6/5/03	\$125,000	IMP IN POOR CONDITION
18	005	343850	3149	10/24/03	\$324,445	%Compl ActivePermitBeforeSale>25K
18	005	343850	3152	8/26/03	\$300,325	%Compl ActivePermitBeforeSale>25K
18	005	343850	3152	9/4/02	\$85,000	CONTRACT OR CASH SALE; ESTATE ADMIN
18	005	343850	3161	11/20/02	\$60,457	QC DEED; PARTIAL INT; AND OTHER WARNINGS
18	005	343850	3214	4/18/02	\$158,000	QUIT CLAIM DEED; STATEMENT TO DOR
18	005	343850	3360	8/27/02	\$140,000	SEGREGATION ANDOR MERGER
18	005	643740	0030	11/22/03	\$8,500	ESTATE ADMIN, GUARDIAN,OR EXECUTOR; QC DEED
18	005	643740	0132	12/22/03	\$379,000	%Compl ActivePermitBeforeSale>25K
18	005	643740	0135	12/24/03	\$375,000	%Compl ActivePermitBeforeSale>25K
18	005	760440	0080	6/27/02	\$122,000	RELATED PARTY,FRIEND,OR NGHBR; STMNT TO DOR
18	005	783180	0235	2/3/03	\$63,567	EXEMPT FROM EXCISE TAX DORRatio
18	005	783180	0396	11/15/02	\$61,500	DORRatio
18	005	863850	0026	4/7/02	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
18	005	863850	0065	10/22/03	\$78,000	QC DEED;RELATED PARTY,FRIEND, NGHBR DORRatio
77	006	088000	0105	1/18/02	\$133,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
77	006	193230	0165	5/9/02	\$130,500	PARTIAL INTEREST - 90% OF SALES PRICE
77	006	193230	0165	5/13/02	\$14,500	DORRatio
77	006	193230	0385	5/13/02	\$185,400	RELOCATION - SALE TO SERVICE
77	006	193230	0555	3/8/02	\$215,000	RELOCATION - SALE BY SERVICE
77	006	193230	0555	3/8/02	\$215,000	RELOCATION - SALE TO SERVICE
77	006	193230	0625	7/3/02	\$316,700	DIAGNOSTIC OUTLIER
77	006	223500	0015	4/24/02	\$48,836	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
77	006	223500	0140	12/23/02	\$145,000	DIAGNOSTIC OUTLIER
77	006	300480	0160	5/23/03	\$119,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	317260	0110	4/11/03	\$146,900	DIAGNOSTIC OUTLIER
77	006	317260	0190	3/22/02	\$181,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	362403	9107	4/26/02	\$225,000	Obsol Prevlmp<=10K DORRatio
77	006	436370	0360	6/26/03	\$120,630	QUIT CLAIM DEED; LOVE AFF,GIFT
77	006	436370	0405	2/24/03	\$106,000	DIAGNOSTIC OUTLIER
77	006	436370	0409	5/27/03	\$129,500	DIAGNOSTIC OUTLIER
77	006	436420	0041	4/21/03	\$87,258	DORRatio
77	006	436420	0135	4/25/02	\$170,000	DIAGNOSTIC OUTLIER
77	006	436420	0160	11/7/02	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	436420	0185	8/15/02	\$264,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	436420	0265	10/16/02	\$35,390	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
77	006	436470	0061	9/4/03	\$251,900	BANKRUPTCY - RECEIVER OR TRUSTEE
77	006	436470	0130	1/29/02	\$68,607	RELATED PARTY,FRIEND, OR NGHBR; STMNT TO DOR
77	006	436470	0155	3/24/03	\$122,284	PARTIAL INTEREST(103, 102, Etc.);STMNT TO DOR
77	006	436470	0370	2/11/02	\$180,000	DIAGNOSTIC OUTLIER
77	006	436470	0580	9/27/02	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	436470	0705	6/25/02	\$123,500	Prevlmp<=10K
77	006	436520	0080	8/19/03	\$26,500	DORRatio
77	006	436520	0300	10/23/02	\$60,674	QUIT CLAIM DEED DORRatio
77	006	436520	0650	4/11/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	436520	0825	8/14/03	\$300,000	RELOCATION - SALE BY SERVICE
77	006	436520	0825	8/5/03	\$300,000	RELOCATION - SALE TO SERVICE
77	006	436570	0206	4/30/02	\$85,000	%Compl DORRatio
77	006	436570	0355	3/15/02	\$141,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
77	006	436570	0485	9/15/03	\$142,787	QUIT CLAIM DEED
77	006	500500	0050	7/10/03	\$136,000	DIAGNOSTIC OUTLIER
77	006	534720	0040	8/31/03	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	534720	0130	5/2/02	\$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	555030	0175	1/4/02	\$54,500	QUIT CLAIM DEED DORRatio
77	006	738750	0070	6/19/03	\$143,000	DIAGNOSTIC OUTLIER
77	006	738750	0120	4/22/03	\$53,889	QUIT CLAIM DEED DORRatio
77	006	738750	0190	8/5/02	\$145,000	IMP CHARACTERISTICS CHANGED SINCE SALE
77	006	745250	0125	2/4/02	\$47,912	QC DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
77	006	745250	0135	5/27/03	\$110,000	DIAGNOSTIC OUTLIER
77	006	745250	0460	4/24/02	\$149,900	BANKRUPTCY - RECEIVER OR TRUSTEE
77	006	745250	0490	7/31/02	\$74,164	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
77	006	798540	0188	3/21/02	\$178,480	RELATED PARTY, FRIEND, OR NGHBR; STMNT TO DOR
77	006	798540	0224	10/3/02	\$142,100	DIAGNOSTIC OUTLIER
77	006	812210	0750	9/29/03	\$145,000	LACK OF REPRESENTATION
77	006	812210	0790	4/1/02	\$72,000	DORRatio
77	006	812210	0860	1/28/02	\$200,000	RELOCATION - SALE BY SERVICE
77	006	812210	0860	1/12/02	\$200,000	RELOCATION - SALE TO SERVICE
77	006	812210	0875	10/30/03	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	812210	1070	8/14/02	\$154,000	DIAGNOSTIC OUTLIER
77	006	812210	1315	5/9/03	\$153,000	DIAGNOSTIC OUTLIER
77	006	812210	1440	6/5/03	\$137,500	1031 TRADE
77	006	812210	1475	5/17/02	\$138,000	DIAGNOSTIC OUTLIER
77	006	812210	1475	3/10/03	\$66,006	QC DEED; RELATED PARTY, FRIEND, NGHBR DORRatio
77	006	812260	0215	3/27/03	\$130,000	NON-REPRESENTATIVE SALE
77	006	812870	0010	12/17/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	812870	0120	12/30/02	\$103,000	DIAGNOSTIC OUTLIER
77	006	812870	0156	7/9/02	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
77	006	812870	0190	12/13/02	\$163,963	RELATED PARTY, FRIEND, OR NEIGHBOR
77	006	815010	0185	9/25/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	910900	0005	8/7/02	\$170,500	BANKRUPTCY - RECEIVER OR TRUSTEE
77	006	910900	0050	8/27/02	\$164,000	DIAGNOSTIC OUTLIER
77	006	926920	0190	12/11/02	\$147,000	QUESTIONABLE PER SALES IDENTIFICATION
77	006	926920	0230	3/25/02	\$79,000	ESTATE ADMIN, GUARDIAN, EXECUTOR DORRatio
77	006	926920	0248	7/26/02	\$242,500	SEGREGATION AFTER SALE
77	006	926920	0445	8/15/03	\$170,000	DIAGNOSTIC OUTLIER
77	006	926920	0715	10/21/02	\$125,000	Obsol
77	006	926920	0775	4/23/03	\$229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	006	926920	0926	10/15/03	\$89,569	QC DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
77	006	926920	0995	9/9/03	\$166,000	ActivePermitBeforeSale>25K
77	006	935290	0380	1/8/02	\$82,000	DORRatio
77	006	935290	0935	3/17/03	\$1,430	PARTIAL INT; RELATED PARTY, FRIEND, NGHBR
77	006	948570	0080	1/30/02	\$95,900	PERSONAL PROPERTY INCLUDED
77	006	948570	0176	4/7/03	\$102,133	RELATED PARTY, FRIEND, OR NEIGHBOR
77	008	211270	0390	9/13/02	\$140,000	QUESTIONABLE PER SALES IDENTIFICATION
77	008	211270	0440	12/10/03	\$189,950	UnFinArea
77	008	211270	0640	7/17/03	\$117,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
77	008	211320	0025	7/15/03	\$100,000	NON-REPRESENTATIVE SALE
77	008	211320	0240	10/30/03	\$177,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
77	008	211320	0240	10/30/02	\$177,000	RELATED PARTY, FRIEND, OR NEIGHBOR
77	008	211320	0425	6/10/02	\$230,650	RELOCATION - SALE BY SERVICE
77	008	211320	0425	6/10/02	\$230,650	RELOCATION - SALE TO SERVICE
77	008	211320	0590	8/16/02	\$116,000	QUIT CLAIM DEED
77	008	211370	0050	5/8/02	\$53,500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
77	008	211370	0220	12/17/02	\$111,000	DIAGNOSTIC OUTLIER
77	008	211370	0330	9/18/03	\$202,000	DIAGNOSTIC OUTLIER
77	008	211370	0665	3/12/02	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
77	008	211370	0790	7/17/03	\$93,127	PARTIAL INTEREST (103, 102, Etc.) DORRatio
77	008	211370	0810	4/15/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
77	008	211370	1195	5/12/03	\$70,365	QC DEED; PARTIAL INT;ActivePermitBeforeSale>25K
77	008	211370	1200	7/30/02	\$124,000	DIAGNOSTIC OUTLIER
77	008	211370	1200	6/5/02	\$90,000	DORRatio
77	008	211470	0775	5/21/02	\$106,500	DIAGNOSTIC OUTLIER
77	008	211470	0895	11/26/02	\$206,303	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
77	008	329870	0006	6/23/03	\$84,850	PARTIAL INT; RELATED PARTY, FRIEND, NGHBR
77	008	329870	0151	8/27/03	\$93,000	QUIT CLAIM DEED DORRatio
77	008	329870	0165	3/15/02	\$145,500	IMP CHARACTERISTICS CHANGED SINCE SALE
77	008	329870	0307	1/17/02	\$129,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	329870	0336	1/24/03	\$110,000	IMP CHARACTERISTICS CHANGED SINCE SALE
77	008	329870	0440	5/30/02	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
77	008	329870	0487	3/1/02	\$120,000	DIAGNOSTIC OUTLIER
77	008	329870	0716	3/11/02	\$111,297	NON-REPRESENTATIVE SALE
77	008	329870	0827	7/7/03	\$151,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	329870	0850	11/11/02	\$229,000	DIAGNOSTIC OUTLIER
77	008	329870	0876	7/10/02	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	329870	0936	7/4/02	\$161,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	329870	0955	12/18/03	\$200,900	QUIT CLAIM DEED
77	008	329870	1021	7/8/02	\$72,396	PARTIAL INT; RELATED PARTY, FRIEND, NGHBR
77	008	329872	0080	2/4/02	\$187,200	DIAGNOSTIC OUTLIER
77	008	430220	0243	1/15/03	\$86,445	DORRatio
77	008	430220	1105	2/11/02	\$179,500	DIAGNOSTIC OUTLIER
77	008	430270	0400	3/14/02	\$100,000	NON-REPRESENTATIVE SALE
77	008	430320	0145	9/10/03	\$229,950	%Compl ActivePermitBeforeSale>25K
77	008	430320	0290	8/13/02	\$160,000	%Compl
77	008	430320	0373	10/11/02	\$139,000	DIAGNOSTIC OUTLIER
77	008	430320	0508	1/24/02	\$65,310	QC DEED; PART INT; RELATED PARTY, FRIEND, NGHBR
77	008	513200	0135	2/10/03	\$158,800	LACK OF REPRESENTATION
77	008	537020	0045	12/23/02	\$141,000	RELATED PARTY, FRIEND, OR NEIGHBOR
77	008	537020	0050	3/26/03	\$117,500	LACK OF REPRESENTATION - ONLY 1 GRADE 3 SALE
77	008	537020	0085	11/11/02	\$74,382	QUIT CLAIM DEED
77	008	537020	0115	11/12/03	\$240,000	ActivePermitBeforeSale>25K
77	008	537020	0115	3/12/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	537020	0150	5/29/02	\$280,000	ImpCount
77	008	643840	0010	4/9/02	\$387,500	DIAGNOSTIC OUTLIER
77	008	645330	0306	10/24/03	\$360,000	DIAGNOSTIC OUTLIER
77	008	775050	0255	12/10/03	\$120,500	DIAGNOSTIC OUTLIER
77	008	789980	0280	2/1/02	\$59,870	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
77	008	789980	0345	2/13/03	\$161,000	%Compl
77	008	789980	0345	8/11/03	\$300,000	%Compl ActivePermitBeforeSale>25K
77	008	789980	0345	8/8/03	\$300,000	%Compl ActivePermitBeforeSale>25K
77	008	797260	0190	1/2/03	\$239,500	BANKRUPTCY - RECEIVER OR TRUSTEE
77	008	797260	0415	6/18/02	\$182,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 18 & 77
(1 to 3 Unit Residences)

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
77	008	797260	0470	11/22/02	\$1,614	PARTIAL INT; RELATED PARTY, FRIEND, NGHBR
77	008	797260	0470	10/23/02	\$1,614	QC DEED; PART INT; RELATED PARTY, FRIEND, NGHBR
77	008	797260	0565	12/17/02	\$310,000	ImpCount
77	008	797260	0675	7/18/03	\$111,500	DIAGNOSTIC OUTLIER
77	008	797260	0675	7/18/03	\$45,000	DORRatio
77	008	797260	0710	2/11/03	\$160,000	IMP CHARACTERISTICS CHANGED SINCE SALE
77	008	797260	0810	12/1/03	\$102,876	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
77	008	797260	0906	10/16/02	\$14,250	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; PARTIAL INT
77	008	797260	0921	11/7/03	\$196,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	797260	0975	5/15/02	\$239,900	UnFinArea
77	008	797260	1195	3/4/02	\$122,631	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
77	008	797260	1235	10/11/02	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
77	008	797260	1450	2/14/02	\$105,000	%Compl DORRatio
77	008	797260	2040	5/28/03	\$106,000	QUESTIONABLE PER SALES ID; QC DEED
77	008	797260	2051	4/5/02	\$127,487	QC DEED; RELATED PARTY, FRIEND, OR NGHBR
77	008	797260	2090	3/15/03	\$130,000	QUIT CLAIM DEED
77	008	797260	2140	6/12/03	\$140,000	LACK OF REPRESENTATION
77	008	797260	2160	10/20/03	\$59,829	QC DEED; PARTIAL INT; AND OTHER WARNINGS
77	008	797260	2700	6/19/02	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	797260	2985	2/20/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	797260	3050	2/12/02	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
77	008	797260	3330	11/21/02	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
77	008	797260	3330	2/15/02	\$32,068	EXEMPT FROM EXCISE TAX DORRatio
77	008	797260	3675	10/10/02	\$171,000	RELOCATION - SALE BY SERVICE
77	008	797260	3675	9/21/02	\$171,000	RELOCATION - SALE TO SERVICE
77	008	797260	3730	5/7/03	\$127,450	NON-REPRESENTATIVE SALE
77	008	797260	3745	5/5/03	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
77	008	797260	3935	9/3/03	\$25,835	QC DEED; RELATED PARTY, FRIEND, OR NGHBR
77	008	797260	4045	12/16/03	\$93,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
77	008	797260	4155	12/3/03	\$45,750	QC DEED; RELATED PARTY, FRIEND, OR NGHBR
77	008	797260	4240	7/7/03	\$175,000	DIAGNOSTIC OUTLIER
77	008	797260	4245	2/7/02	\$120,000	DIAGNOSTIC OUTLIER
77	008	797260	4270	4/19/02	\$155,000	DIAGNOSTIC OUTLIER
77	008	797260	4530	4/12/02	\$160,000	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 18 & 77

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
018	2	177260	0385	37890	75000	4800	N	N
018	2	928480	1840	37377	86773	5750	N	N
018	2	928480	1755	37399	37500	5750	Y	N
018	3	177360	0425	37527	42500	5320	Y	N
018	3	244460	0460	37795	123600	5000	N	N
018	3	315760	0585	37284	42500	3798	N	N
018	3	343850	0110	37809	61000	6780	N	N
018	3	754730	0100	37830	50000	2500	N	N
018	3	788150	0400	37803	110000	7500	Y	N
018	3	789160	0390	37939	3750	5000	Y	N
018	3	789210	0205	37753	38500	7500	Y	N
018	5	343850	0924	37568	45000	6604	N	N
018	5	343850	2652	37889	67500	5000	N	N
018	5	343850	3144	37887	75000	7168	N	N
018	5	863850	0105	37684	88500	7560	N	N
077	8	211320	0235	37560	69000	5430	N	N
077	8	211320	0235	37925	69000	5430	N	N
077	8	797260	0085	37533	75000	9758	N	N
077	8	797260	1665	37705	200000	30075	N	N
077	8	797260	1935	37747	75000	7620	N	N
077	8	797260	2600	37777	95000	7620	Y	N
077	8	797260	0220	37781	75000	7620	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 18 & 77

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
018	2	798540	0450	10/14/2003	16000	QC DEED; EXEMPT FROM EXCISE TAX
018	2	798540	0450	11/18/2003	25000	Est sale at less than market
018	2	928480	1505	10/24/2002	10000	Est sale at less than market
018	3	177360	0267	1/23/2003	12000	Est sale at less than market
018	3	244460	0505	12/10/2003	75200	BANKRUPTCY -RECEIVER OR TRUSTEE;MULTI-PARCEL
018	3	789210	0195	4/29/2002	1500	Est sale at less than market
018	3	789210	0310	2/19/2003	7500	Est sale at less than market
018	5	343850	1881	9/4/2002	100000	Est Seg after sale
018	5	343850	0503	8/20/2003	24000	Est sale at less than market
018	5	343850	0932	9/12/2003	165750	ESTATE ADMIN,EXECUTOR; RELATED PARTY
018	5	343850	1864	12/10/2003	315000	Est sale as improved not vacant
018	5	343850	1063	12/23/2003	10000	CORP AFFILIATES; QC DEED; AND OTHER WARNINGS;
018	5	343850	1866	12/24/2003	325000	Est sale as improved not vacant
077	8	211320	0334	1/4/2002	65000	Roll imp value for 2003
077	8	329870	0871	1/28/2002	275000	Not vacant sale-Multi-parcel sale w/ existing imp on p#0872
077	8	789980	0418	2/28/2003	55000	Roll imp value for 2003
077	8	797260	0084	5/2/2003	408830	Per E-slip #1961660, Sale 5/03 \$408K was for land/new imp
077	8	797260	0090	8/25/2003	372000	Est Sale as improved, Not vacant



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr